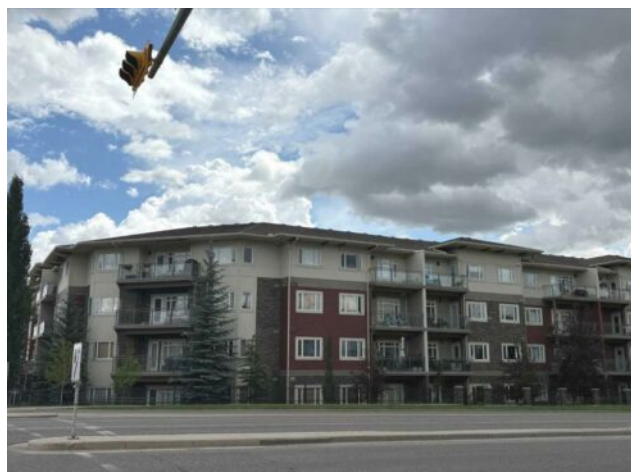


115, 23 Millrise Drive SW
Calgary, Alberta

MLS # A2245784



\$259,000

Division:	Millrise		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	575 sq.ft.	Age:	2008 (17 yrs old)
Beds:	1	Baths:	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water	Water:	-
Floors:	Laminate, Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 415
Basement:	-	LLD:	-
Exterior:	Composite Siding, Stone, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Kitchen Island, Open Floorplan		

Inclusions: NONE

Immaculate 1-bedroom open concept condo on the ground floor at Canvas in Millrise, featuring a contemporary open floor plan with one bedroom, one bathroom, and a private West Facing Patio with BBQ gas line. Property is complete with titled parking stall and assigned storage locker. The kitchen boasts stainless steel appliances, chic panel cabinetry, an extended granite breakfast bar, and a stylish tile backsplash. Enjoy the bright and airy ambiance created by the 9-foot ceilings. The Master's Bath offers a 4-piece bathroom accessible through a convenient cheater door from the in-suite laundry hall, where you'll find the washer and dryer. Take advantage of this pet friendly complex, with the spacious fully landscaped interior courtyards and the comprehensive Amenity Centre, offering a fitness center, entertainment room, steam room, library, and kitchen. It is conveniently located within walking distance to playgrounds, Fish Creek Nature Park, commercial shops, movie theaters, and fine dining establishments. Plus, enjoy quick access to Macleod, Stoney Trail Hwy, Fish Creek LRT, or Shawnessy LRT stations. This is a fantastic opportunity for both investors and those stepping into homeownership!