

**335, 11 Millrise Drive SW
Calgary, Alberta**

MLS # A2253151



\$313,000

Division:	Millrise		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	872 sq.ft.	Age:	2007 (18 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 581
Basement:	-	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Granite Counters		

Inclusions: None

Property 'sold as is, where is'

Step into this bright and spacious top-floor 2-bedroom, 2-bathroom condo, offering over 871 sq. ft. of well-designed living space. The open-concept layout highlights a modern kitchen with stainless steel appliances, abundant cabinetry, an oversized walk-in pantry, generous counter space, and a convenient breakfast bar—perfect for both cooking and entertaining. The adjacent dining area easily accommodates a mid-sized family table, while the expansive living room extends to a large west-facing covered balcony with a gas hookup, ideal for year-round barbecues and outdoor relaxation. The primary suite features a walk-through closet leading to a private 4-piece ensuite. A second bedroom, a full 4-piece bathroom, and a spacious in-suite laundry/storage room add to the home's comfort and practicality. Additional perks include heated titled underground parking, a separate storage locker, and secure bike storage. Condo fees cover all utilities (electricity, heat, and water), as well as access to premium amenities, including a fully equipped fitness center with lockers, a party room with kitchen, and an entertainment lounge.