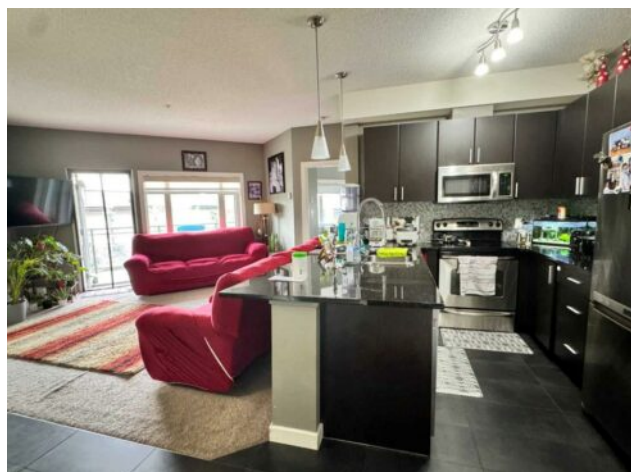


**333, 11 Millrise Drive SW  
Calgary, Alberta**

**MLS # A2161311**



**\$324,900**

<b>Division:</b>	Millrise		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Low-Rise (1-4)		
<b>Size:</b>	802 sq.ft.	<b>Age:</b>	2007 (18 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 560
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, High Ceilings, No Animal Home, No Smoking Home		

**Inclusions:** none

SW Corner unit with private view, nestled away from noise, this 2 bedroom, 2 bath upgraded unit with 1 titled indoor heated parking spot is the best choice. Gourmet kitchen with granite counters, stainless steel appliances. Espresso cabinets & newer faucet. Spacious & unique corner layout with open dining/living room. Generous covered balcony space for BBQing & enjoying the quiet location . Private SW green space view with no neighbors staring back. 2 large bedrooms on opposite ends. Master bedroom with heavenly window air conditioner {included} + 3-pce ensuite. 2nd bedroom is equally generous. 4 piece guest bathroom and all appliances included. Underground tunnel connects to amenity building c/w exercise room, party room, steam shower & more. Electricity, water/sewer included in condo fees. Superb location - walk to LRT & shopping. Please show this first! seeing is believing!...