

# \$340,000 - 435, 11 Millrise Drive Sw, Calgary

MLS® #A2219259

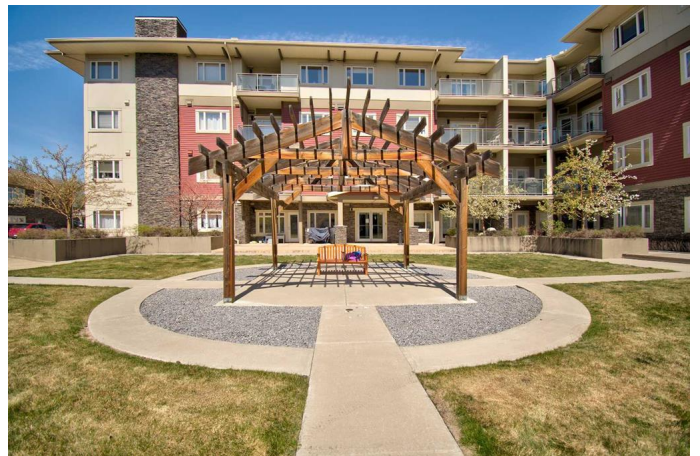
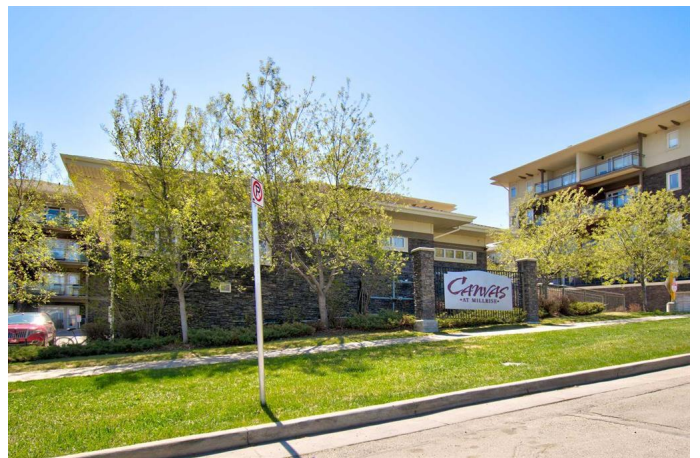
## \$340,000

2 Bedroom, 2.00 Bathroom, 873 sqft

Residential on 0.00 Acres

Millrise, Calgary, Alberta

Welcome to this bright and spacious top-floor 2-bedroom, 2-bathroom condo offering over 873 sq ft of thoughtfully designed living space. Perfect for first-time buyers, downsizers, or savvy investors, this home blends comfort, style, and unbeatable convenience. The open-concept layout features a generously sized kitchen with stainless steel appliances, ample cabinetry, a large walk-in pantry, expansive countertops, and a breakfast bar—ideal for cooking and entertaining loved ones. The adjoining dining area comfortably fits a mid sized family table, while the spacious living room opens onto a large west facing covered balcony with a gas line hookup—perfect for year-round BBQs and outdoor enjoyment. Retreat to the primary suite, complete with a walk-through closet and a private 4-piece ensuite. A second bedroom, additional full 4-piece bathroom, and a large in-suite laundry/storage room enhance the home's functionality. Enjoy added value with heated titled underground parking, a separate storage locker, and bike storage. UTILITIES (ELECTRICITY, HEAT & WATER) are conveniently INCLUDED in the condo fee, along with premium amenities such as a fitness centre with lockers, a party room with kitchen, and an entertainment lounge. Ideally located just steps from Fish Creek LRT station, shopping, restaurants, Fish Creek Park, access to major roadways and walking distance to shops, parks, and schools—this pet-friendly condo offers a lifestyle of ease and



accessibility. Quick possession available and easy to showâ€”this one wonâ€™t last!

Built in 2010

### **Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2219259          |
| Price          | \$340,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 873               |
| Acres          | 0.00              |
| Year Built     | 2010              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### **Community Information**

|             |                           |
|-------------|---------------------------|
| Address     | 435, 11 Millrise Drive Sw |
| Subdivision | Millrise                  |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T2Y 0K7                   |

### **Amenities**

|                |   |
|----------------|---|
| Amenities      | Fitness Center, Other, Party Room, Recreation Facilities, Secured Parking, Snow Removal, Storage, Visitor Parking |
| Parking Spaces | 1   |
| Parking        | Heated Garage, Parkade, Secured, See Remarks, Titled, Underground   |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | Breakfast Bar, Closet Organizers, Elevator, Pantry, See Remarks, Storage                |
| Appliances        | Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings |
| Heating           | Baseboard   |

|              |      |
|--------------|------|
| Cooling      | None |
| # of Stories | 4    |

### Exterior

|                   |                            |
|-------------------|----------------------------|
| Exterior Features | Balcony, Courtyard, Garden |
| Roof              | Asphalt Shingle            |
| Construction      | Unknown                    |
| Foundation        | Poured Concrete            |

### Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 9th, 2025 |
| Days on Market | 4             |
| Zoning         | DC            |

### Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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