

# \$329,900 - 113, 23 Millrise Drive Sw, Calgary

MLS® #A2219059

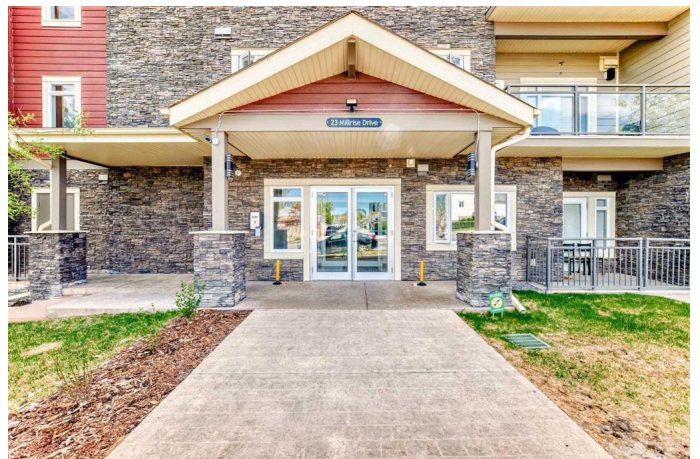
**\$329,900**

2 Bedroom, 2.00 Bathroom, 870 sqft

Residential on 0.00 Acres

Millrise, Calgary, Alberta

Welcome to this beautifully updated and spacious 2-bedroom, 2-bathroom condo located in the desirable community of Millrise in SW Calgary. Situated on the main floor, this unit offers convenient street access and a private patio, perfect for enjoying your morning coffee. Recently upgraded with brand NEW FLOORING and FRESH PAINT throughout, the home features an open-concept layout with large windows that flood the space with natural light. The kitchen is designed for both functionality and style, complete with a large island featuring a dual-compartment sink, sleek black appliances, espresso cabinets, and a pantry for ample storage. Adjacent to the kitchen, the dining area is enhanced by a ceiling fan with a light fixture, while the spacious living area provides the perfect setting for relaxation and entertaining, with direct access to the back patio. The primary bedroom boasts a walk-in closet, a 4-piece ensuite, and its own private patio door, adding to the sense of luxury. The second bedroom is generously sized, with a large window and closet, and is conveniently located next to the second 4-piece bathroom. Additional features include IN-SUIT LAUNDRY, a TITLED underground Parking stall, and an assigned storage locker. Condo Fees cover Electricity, Water, Heat, and Sewer â€”adding exceptional value. Located within walking distance to the Shawnessy and Fish Creek LRT stations, and steps from Millrise shopping complex (including Sobeys, Shoppers Drug Mart,



Starbucks, and more), this home offers unbeatable convenience. With nearby schools, parks, and Fish Creek Provincial Park, plus easy access to Macleod Trail and Stoney Trail, this is an opportunity you don't want to miss. Book your showing today!

Built in 2008

### Essential Information

MLS® #	A2219059
Price	\$329,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	870
Acres	0.00
Year Built	2008
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	113, 23 Millrise Drive Sw
Subdivision	Millrise
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y3V1

### Amenities

Amenities	Elevator(s), Fitness Center, Parking, Party Room, Visitor Parking
Parking Spaces	1
Parking	Titled, Underground

### Interior

Interior Features	Ceiling Fan(s), Open Floorplan, Pantry, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator,

	Washer
Heating	Baseboard
Cooling	None
# of Stories	4

### Exterior

Exterior Features	Courtyard, BBQ gas line, Garden
Construction	Composite Siding, Stone, Wood Frame

### Additional Information

Date Listed	May 10th, 2025
Days on Market	72
Zoning	DC

### Listing Details

Listing Office	TREC The Real Estate Company
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