

\$340,000 - 131, 11 Millrise Drive Sw, Calgary

MLS® #A2114302

\$340,000

2 Bedroom, 2.00 Bathroom, 869 sqft

Residential on 0.00 Acres

Millrise, Calgary, Alberta

This unit in Canvas at Millrise is an exceptional opportunity with its desirable features and convenient location. Situated between the Shawnessy and Fish Creek-Lacombe C-Train stations, the unit offers excellent accessibility to public transportation. Additionally, it's within walking distance to Fish Creek Park, various restaurants, entertainment venues, and shops, including Shoppers Drug Mart, Sobeys, Pet Planet, and Starbucks. The main floor, single-story unit boasts a unique open concept layout, enhancing the sense of space and flexibility. It features 2 bedrooms and 2 bathrooms, providing comfortable living arrangements. The unit comes with 9' high ceilings, in-suite laundry, and new stainless steel appliances, offering both convenience and modern appeal. Additionally, it includes a gas BBQ hookup for outdoor cooking enjoyment. Residents of Canvas at Millrise enjoy access to a range of amenities, including a heated underground titled parking stall, an assigned storage locker, a complete fitness room, change rooms, a steam room, an entertainment room with a full kitchen, and a media/games room. There's also bike storage available. It's worth noting that all utilities are included, simplifying the budgeting process for residents. The unit has been freshly painted and is ready for quick possession, making it an attractive option for prospective buyers or investors. Overall, this unit in Canvas at Millrise presents an excellent opportunity for primary homeowners or investors alike. Its



combination of convenient location, modern features, and access to amenities make it a standout choice in the building. Prospective buyers are encouraged to secure this fantastic opportunity by booking a private viewing today.

Built in 2009

Essential Information

MLS® #	A2114302
Price	\$340,000
Sold Price	\$340,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	869
Acres	0.00
Year Built	2009
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	131, 11 Millrise Drive Sw
Subdivision	Millrise
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 3V1

Amenities

Amenities	Elevator(s), Fitness Center, Recreation Room, Sauna, Secured Parking, Snow Removal, Storage, Visitor Parking
Parking Spaces	1
Parking	Underground

Interior

Interior Features	High Ceilings, No Animal Home, No Smoking Home, Pantry
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Baseboard, Hot Water, Natural Gas
Cooling	None
# of Stories	4

Exterior

Exterior Features	Balcony, BBQ gas line
Construction	Vinyl Siding, Wood Frame

Additional Information

Date Listed	March 12th, 2024
Date Sold	April 26th, 2024
Days on Market	45
Zoning	DC(pre 1P2007)
HOA Fees	0.00

Listing Details

Listing Office	MaxWell Capital Realty
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