

\$250,000 - 330, 23 Millrise Drive Sw, Calgary

MLS® #A2120529

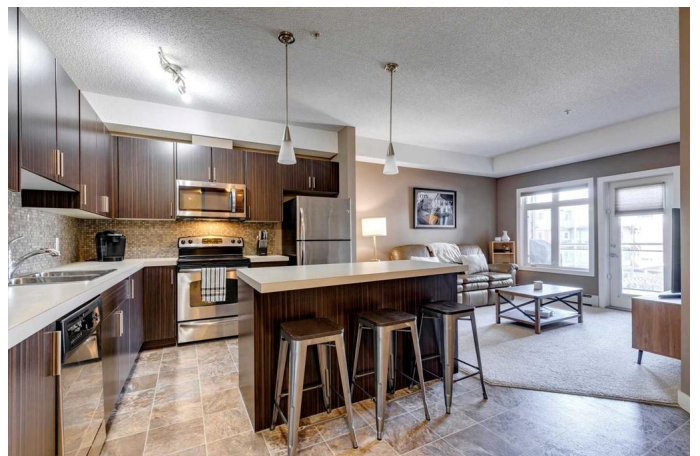
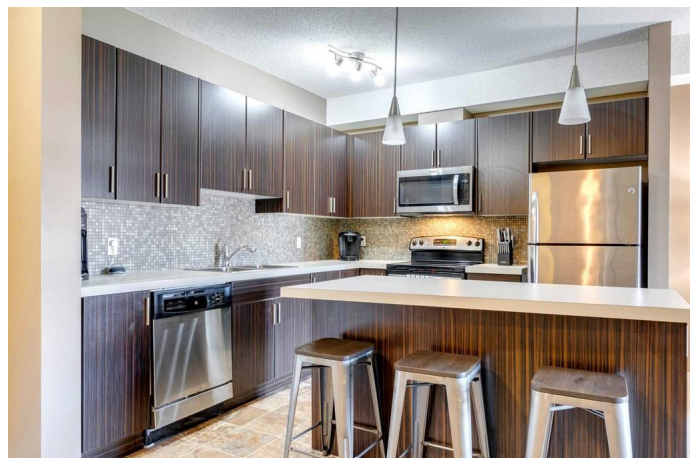
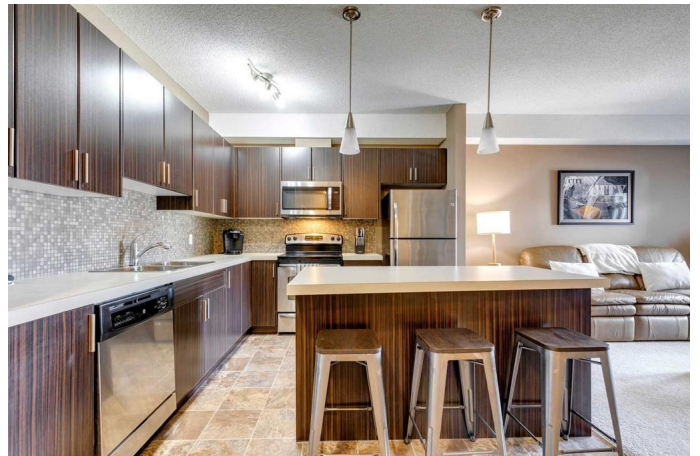
\$250,000

1 Bedroom, 1.00 Bathroom, 626 sqft

Residential on 0.00 Acres

Millrise, Calgary, Alberta

9'™ CEILINGS | OPEN FLOOR PLAN | MODERN KITCHEN | TONS OF NATURAL LIGHT | EXPANSIVE BALCONY WITH GAS LINE | OVERLOOKS THE COURTYARD | EXTENSIVE BUILDING AMENITIES | TITLED PARKING | SEPARATE STORAGE LOCKER | OUTSTANDING LOCATION! Overlooking the courtyard sits this beautiful move-in ready, 1 bedroom + 1 bathroom unit! Ideally located within walking distance to schools, shops, restaurants and the LRT Station. Take one of three high-speed elevators directly to your floor. Grand 9'™ ceilings and a plethora of natural light ensure an impressive first impression upon entry. The modern kitchen invites culinary adventures featuring stainless steel appliances, loads of cabinet and counter space and a breakfast bar island to gather around. Adjacent a built-in tech desk is perfect for working from home, studying or catching up on emails. Put your feet up and relax in the living room while unobstructed sightlines create amazing connectivity. A gas line on the expansive balcony makes summer hosting a breeze while the courtyard views provide the tranquil backdrop. The primary bedroom is ideally equipped with a walk-through closet that leads to cheater access to the stylish 4-piece bathroom. In-suite laundry, a separate storage unit and titled underground parking add to your comfort, safety and convenience. This amenity-rich building also offers a well-equipped gym, a steam room, a fantastic



party room and visitor parking. This extremely walkable neighbourhood is serviced by a large shopping district with a Sobey's and loads of shopping and restaurant options as well it is on the LRT line, borders the always popular Fish Creek Park and is mere minutes to endless additional amenities in Shawnessy Centre. Truly an unbeatable location for this move-in ready home!

Built in 2008

Essential Information

MLS® #	A2120529
Price	\$250,000
Sold Price	\$280,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	626
Acres	0.00
Year Built	2008
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	330, 23 Millrise Drive Sw
Subdivision	Millrise
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 0E3

Amenities

Amenities	Elevator(s), Fitness Center, Park, Party Room, Secured Parking, Visitor Parking
Parking Spaces	1

Parking	See Remarks, Titled, Underground
---------	----------------------------------

Interior

Interior Features	Breakfast Bar, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Soaking Tub, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Baseboard, Hot Water, Natural Gas
Cooling	None
# of Stories	4

Exterior

Exterior Features	Balcony, BBQ gas line, Courtyard
Lot Description	Views
Construction	Vinyl Siding, Wood Frame

Additional Information

Date Listed	April 11th, 2024
Date Sold	April 24th, 2024
Days on Market	13
Zoning	DC (pre 1P2007)
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX House of Real Estate
----------------	-----------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.