

\$349,900 - 425, 23 Millrise Drive Sw, Calgary

MLS® #A2137565

\$349,900

2 Bedroom, 2.00 Bathroom, 867 sqft

Residential on 0.00 Acres

Millrise, Calgary, Alberta

Discover the perfect blend of comfort and style in this top-floor 2-bedroom, 2-bathroom unit at Canvas at Millrise. This gorgeous condo offers an abundance of space, modern finishes, and breathtaking views, all within nearly 900 sq. ft. of living area. Step inside to find a harmonious mix of tile and carpet flooring that spans the entire unit. The kitchen is a chef's delight, featuring sleek granite countertops, stainless steel appliances, a separate pantry, and convenient breakfast bar seating, all complementing the open-concept layout. Whether you're preparing a casual meal or hosting a dinner party, this kitchen is designed to cater to all your culinary needs. The expansive living and dining area provides ample space for entertaining or simply relaxing. Large windows flood the space with natural light, creating a warm and inviting atmosphere. Step out onto the balcony to savor the warm Calgary summer evenings and enjoy the stunning views of the surrounding area, perfect for unwinding after a long day or enjoying your morning coffee. The spacious primary bedroom is a retreat of its own, boasting a walk-through closet leading to a luxurious 4-piece ensuite. This private sanctuary is perfect for unwinding with a relaxing bath or getting ready for your day with ease. The second bedroom is generously sized, offering flexibility for use as a guest room, home office, or personal gym. It is conveniently situated next to another well-appointed 4-piece bathroom, providing



privacy and comfort for family or guests. A handy laundry/storage room adds to the unit's practicality, making daily chores a breeze. Residents of Canvas at Millrise enjoy access to a range of amenities, including a fully-equipped gym, perfect for maintaining an active lifestyle without leaving home. The heated underground titled parking stall ensures your vehicle is secure and protected from the elements year-round. The location is unbeatable, with proximity to schools, transit, shopping, and easy access to Macleod Trail, making your daily commute and errands effortless. Experience the convenience and luxury of living at Canvas at Millrise. Schedule your viewing today and see firsthand what makes this home so special. From its modern features to its prime location, this condo offers a lifestyle of ease and elegance that's hard to match. Experience the convenience and luxury of living at Canvas at Millrise. Schedule your viewing today and see firsthand what makes this home so special.

Built in 2008

Essential Information

MLS® #	A2137565
Price	\$349,900
Sold Price	\$365,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	867
Acres	0.00
Year Built	2008
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	425, 23 Millrise Drive Sw
Subdivision	Millrise
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 4Z5

Amenities

Amenities	Clubhouse, Fitness Center, Party Room, Recreation Facilities, Recreation Room
Parking Spaces	1
Parking	Heated Garage, Secured, Titled, Underground

Interior

Interior Features	Breakfast Bar, Granite Counters, Open Floorplan
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Baseboard
Cooling	None
# of Stories	4

Exterior

Exterior Features	Balcony, Courtyard
Construction	Stone, Vinyl Siding, Wood Frame

Additional Information

Date Listed	June 3rd, 2024
Date Sold	June 7th, 2024
Days on Market	4
Zoning	DC (pre 1P2007)
HOA Fees	0.00

Listing Details

Listing Office	Real Broker
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