

\$265,000 - 324, 23 Millrise Drive Sw, Calgary

MLS® #A2157625

\$265,000

1 Bedroom, 1.00 Bathroom, 603 sqft

Residential on 0.00 Acres

Millrise, Calgary, Alberta

Explore the charm of this modern and spacious 3rd floor suite at the highly sought after and amenity rich Canvas in Millrise. This stylish condo features a contemporary, open floor plan with one good sized bedroom which conveniently features an open closet and access to the main 4-piece bathroom. This unit is a must see, youâ€™ll fall in love with the bright and airy ambiance created by the 9-foot ceilings! Suite 324 truly has it all, with updated flooring, designer chandelier lighting, built-in custom closets, significant kitchen storage, one titled parking stall, separate assigned storage, in-suite laundry and your own private balcony overlooking the courtyard- perfect for those warm summer nights! The luxurious kitchen boasts stainless steel appliances, chic panel cabinetry, an extended granite breakfast bar, and stylish tile backsplash. The kitchen and living space is open with plenty of room to entertain family and friends. The living room conveniently has direct access to your very own private balcony with a gas line BBQ hookup, making summer hosting a breeze while the courtyard views provide the tranquil backdrop.

Take advantage of this pet friendly complex, with the spacious fully landscaped interior courtyards and the comprehensive Amenity Centre, offering a fantastic fitness center, entertainment/lounge room, bike storage, steam room, library, and visitor parking.



The community of Millrise is highly sought after, due to it's convenience and charm. You are walking distance to a large shopping district with a Sobey's and tons of shopping/restaurant options as well as convenient transit access. It is on the LRT line, close to the Fish Creek LRT and Shawnessy LRT stations and it borders the always popular Fish Creek Park. Conveniently located within walking distance to playgrounds, minutes to endless additional amenities in Shawnessy Centre, Fish Creek Nature Park, commercial shops, movie theaters, and fine dining establishments. Truly an unbeatable location for this move-in ready home! This is an excellent opportunity for both investors and those stepping into homeownership! Don't miss out- book your showing today!

Built in 2008

Essential Information

MLS® #	A2157625
Price	\$265,000
Sold Price	\$265,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	603
Acres	0.00
Year Built	2008
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Sold

Community Information

Address	324, 23 Millrise Drive Sw
Subdivision	Millrise

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y3V1

Amenities

Amenities	Parking, Recreation Facilities, Recreation Room
Parking Spaces	1
Parking	Parkade, Titled

Interior

Interior Features	Ceiling Fan(s), Closet Organizers, Elevator, High Ceilings, Kitchen Island, No Animal Home, Track Lighting, Walk-In Closet(s)
Appliances	Dishwasher, Electric Oven, Electric Stove, Microwave, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Baseboard, Natural Gas
Cooling	None
# of Stories	4

Exterior

Exterior Features	Storage
Construction	Vinyl Siding, Wood Frame

Additional Information

Date Listed	August 14th, 2024
Date Sold	September 11th, 2024
Days on Market	28
Zoning	DC (pre 1P2007)
HOA Fees	0.00

Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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