



## 23 Millrise Drive Calgary Alberta

\$269,000

Welcome to this bright and inviting 3rd-floor, south-facing unit in the highly sought-after Canvas at Millrise! Overlooking a beautiful courtyard, this 1-bedroom home maximizes space with 9-foot ceilings and 475 sq. ft. of thoughtfully designed, open-concept living. The modern kitchen is equipped with stainless steel appliances, stone countertops, a large central island, and a walk-in pantry--perfect for cooking and entertaining. The spacious living room opens onto a private balcony with a gas line for BBQs, offering a perfect spot to relax or host friends. Additional features include in-suite laundry, heated underground parking, a separate storage locker, and condo fees that conveniently cover all utilities (electricity, water, and heat). This pet-friendly building is packed with exceptional amenities, including a fitness room with a steam shower, an entertainment lounge, a theatre room, bike storage, and an on-site manager for added convenience. Located in a prime spot, you're within walking distance to the Shawnessy and Fish Creek LRT stations, Millrise Shopping Centre, Sobeys, Shoppers Drug Mart, and more. Families will love the nearby schools, parks, and Fish Creek Park, while commuters enjoy easy access to Macleod Trail, Stoney Trail, and downtown Calgary. Don't miss out on this move-in-ready gem in vibrant Millrise. Schedule your private showing today! (id:6769)

4pc Bathroom 4.92 Ft x 7.83 Ft

Other 10.83 Ft x 11.83 Ft

Living room 15.42 Ft x 10.17 Ft

Primary Bedroom 8.00 Ft x 11.17 Ft

Other 9.75 Ft x 6.67 Ft

Listing Presented By:



Originally Listed by:  
CIR Realty



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