



23 Millrise Drive Calgary Alberta

\$335,000

This desirable 2-bedroom, 2-bathroom air-conditioned condo offers both comfort and convenience, starting with a spacious west-facing deck (with gas hookup for your BBQ) that overlooks a quiet central courtyard with secondary street access. Inside, the bright open-concept layout showcases a modern kitchen with dark cabinetry, stainless steel appliances, a large island with an eat-up bar, designer lighting, tiled backsplash, and in-suite laundry. The two generously sized bedrooms are smartly separated by the living area, providing an ideal setup for guests or roommates. Recent upgrades include fresh paint (2024) and a new air conditioner (2023). Condo fees cover heat, electricity, water, one titled heated underground parking stall, and a storage locker conveniently located near the elevator. Residents enjoy an excellent selection of amenities, including a full fitness facility, theatre, and party room. With a prime location close to the LRT, Fish Creek Park, shopping, schools, and more, this condo truly has it all. (id:6769)

Living room 12.42 Ft x 14.75 Ft

Other 9.92 Ft x 12.42 Ft

Dining room 11.67 Ft x 11.17 Ft

Laundry room 5.58 Ft x 4.58 Ft

Primary Bedroom 10.42 Ft x 10.25 Ft

4pc Bathroom 7.92 Ft x 4.92 Ft

Other 9.92 Ft x 5.58 Ft

Other 7.00 Ft x 12.92 Ft

Bedroom 12.83 Ft x 10.50 Ft

4pc Bathroom 8.08 Ft x 4.92 Ft

Listing Presented By:



Originally Listed by:
TrustPro Realty

<https://gloriasun.com/>



Real Estate Professionals Inc.

202, 5403 CROWCHILD TRAIL
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102
cm.mackenzie@shaw.ca