



11 Millrise Drive Calgary Alberta

\$370,000

What if I told you... this top-floor unit in Millrise is the kind of condo that quietly sells before you even hear about it! Welcome to unit 427 in Canvas at Millrise. A beautifully updated 2-bedroom, 2-bathroom condo offering 875 square feet of smart, functional living... and the kind of upgrades you don't typically see at this price point. The moment you walk in, you feel it. Freshly painted from top to bottom. Luxury vinyl plank flooring throughout. And here's something you won't hear in most listings, there's an extra layer of cork under the flooring for added soundproofing. Top floor living already means fewer overhead worries... Add enhanced insulation and you're living in peace. The layout is open concept, ideal whether you're entertaining friends or just enjoying a quiet night in. The kitchen features stone countertops, stainless steel appliances, and smart modifications. The dishwasher has been removed and replaced with custom drawer storage but all the wiring is still there if you prefer to reinstall one. That's flexibility. Now let's talk comfort. A high-end air conditioning and heating unit has been added, not standard builder grade, but upgraded. Three ceiling fan/light fixtures have been installed, one in the dining area and one in each bedroom. This unit has been thoughtfully improved for real-world living. The primary bedroom is spacious and functional, featuring a walk-through closet that leads into your private 4-piece ensuite. The second bedroom also generously sized, perfect for a roommate, guest space, or home office. And with a second 4-piece bathroom, you've got ideal separation and convenience. There's also a dedicated laundry and storage room because real life needs storage. Being on the top floor means you get the views. Step out onto your private balcony and enjoy elevated sightlines, not staring into someone else's unit. Units in this building esp...

Foyer 5.17 Ft x 5.08 Ft
Kitchen 9.33 Ft x 9.33 Ft
Pantry 2.58 Ft x 8.08 Ft
Dining room 11.17 Ft x 11.50 Ft
Living room 17.92 Ft x 12.67 Ft
Laundry room 4.50 Ft x 5.50 Ft

Other 13.08 Ft x 6.67 Ft
Primary Bedroom 10.42 Ft x 10.17 Ft
Bedroom 12.83 Ft x 10.50 Ft
4pc Bathroom 4.83 Ft x 7.83 Ft
4pc Bathroom 8.00 Ft x 4.83 Ft

Listing Presented By:



Originally Listed by:
Real Broker

<https://mikeaboudaher.com/>

RE/MAX Realty Professionals

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141
darylcarlson@shaw.ca