



23 Millrise Drive Calgary Alberta

\$314,900

This desirable 2-bedroom, 2-bathroom air-conditioned condo offers both comfort and convenience, starting with a spacious westfacing 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. Call for a private showing today!! **VALUE PRICED AT \$314,900, #136 23 Millrise Dr SW. (id:6769)**

Living room 14.08 Ft x 12.42 Ft

Primary Bedroom 10.42 Ft x 10.25 Ft

Bedroom 12.83 Ft x 10.50 Ft

4pc Bathroom 8.08 Ft x 4.92 Ft

4pc Bathroom 7.92 Ft x 4.92 Ft

Other 12.42 Ft x 9.92 Ft

Other 12.92 Ft x 7.00 Ft

Laundry room 5.58 Ft x 4.58 Ft

Dining room 11.67 Ft x 11.17 Ft

Listing Presented By:



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

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