

# \$345,000 - 326, 23 Millrise Drive Sw, Calgary

MLS® #A2206478

**\$345,000**

2 Bedroom, 2.00 Bathroom, 872 sqft

Residential on 0.00 Acres

Millrise, Calgary, Alberta

Exceptional value! Found in the beautiful residential area of Millrise, Calgary SW, this gorgeous, 2 beds and 2 baths apartment-style condo offers an open concept living space with high ceilings and large windows that bring in tons of natural lighting. The living room has a walkout to the balcony overlooking the courtyard. The kitchen features stainless steel appliances, granite countertops, upgraded cabinets, and a center island. The spacious master bedroom has a walk-in closet and a 4 pc ensuite bath. Completing this great unit is another good-sized bedroom, a full bathroom, and in-suite laundry. Additional bonuses include a full fitness facility, a large steam room, an entertainment room, a change room with lockers, a storage locker, and a 5-minute walk to Shawnessy LRT station. There is ample parking for visitors in the complex and along the street. The condo fees include electricity, water, gas/heat, sewer, and much more! The unit comes with one heated titled underground parking and an assigned Locker. Just behind the complex is a strip mall with Shoppers Drug Mart, Sobeys, Starbucks, Restaurants, Pubs, and many other stores. It is located very close to major transportation routes including Macleod Trail and many Bus stops and not very far from various Elementary and High Schools in the area. Do not miss out on the opportunity to own your dream home. Click the 3D for more details!

Built in 2008



## Essential Information

MLS® #	A2206478
Price	\$345,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	872
Acres	0.00
Year Built	2008
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

## Community Information

Address	326, 23 Millrise Drive Sw
Subdivision	Millrise
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 3V1

## Amenities

Amenities	Clubhouse, Elevator(s), Fitness Center, Party Room, Recreation Room, Storage, Visitor Parking
Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	1
Parking	Heated Garage, Parkade, Secured, Stall, Titled, Underground, Gated, Guest
# of Garages	1

## Interior

Interior Features	Closet Organizers, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Baseboard, Natural Gas
Cooling	None

# of Stories	4
Basement	None

### **Exterior**

Exterior Features	Balcony, Courtyard
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 28th, 2025
Days on Market	21
Zoning	DC

### **Listing Details**

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.