

335, 23 Millrise Drive SW
Calgary, Alberta

MLS # A2160264



\$349,000

Division:	Millrise		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	964 sq.ft.	Age:	2008 (16 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 581
Basement:	-	LLD:	-
Exterior:	Brick, Composite Siding, Stone, Stucco, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	High Ceilings, Kitchen Island, Open Floorplan, Pantry		

Inclusions: N/A

2 BEDROOMS + 2 FULL BATHS + HEATED PARKING + STORAGE! WALKING DISTANCE TO LRT STATION Experience the charm of this condo with a 3D tour! Located in the highly desirable community of Millrise in Southwest Calgary, this unit offers nearly 880 sq. ft. of living space. This stunning condo features 2 spacious bedrooms, 2 full bathrooms, an open-concept living room and kitchen, a walk-in pantry, in-unit laundry, heated parking, private storage, and a large balcony. The complex boasts top-of-the-line amenities, including a fitness room, steam shower, lockers, and an entertainment lounge. A social room with a full kitchen is also perfect for private parties and gatherings. Situated in a prime location close to schools, parks, and the shops at Buffalo Run, this home is just a short walk to the Shawnessy LRT Station, grocery stores, and an elementary school. It's a 5-minute drive to junior high and high schools, under a 10-minute drive to Costco, 20 minutes to downtown Calgary, and only 40 minutes to the mountains. Enjoy convenient access to Macleod Trail and the Southwest Ring Road. Experience the elegance of SW Calgary living—schedule your private viewing today!