

**228, 23 Millrise Drive SW
Calgary, Alberta**

MLS # A2236333



\$338,000

Division:	Millrise		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	867 sq.ft.	Age:	2008 (17 yrs old)
Beds:	2	Baths:	2
Garage:	Covered, Gated, Guest, Heated Garage, Secured, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 581
Basement:	-	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage		

Inclusions: N/A

Welcome to this beautifully designed 2 bedroom, 2 bathroom apartment located in the desirable Millrise community — where convenience meets comfort. Boasting high ceilings and large windows, this open-concept layout offers an abundance of natural light and a seamless flow throughout the home. Enjoy a generous dining and living area that extends to a spacious balcony, complete with a built-in gas line and serene views of the courtyard — perfect for relaxing or entertaining. The modern kitchen is equipped with stainless steel appliances, ample cabinetry, a large walk-in pantry, quartz countertops, and a spacious island that's perfect for casual dining or entertaining. The thoughtfully designed floor plan places the spacious primary suite on one side of the unit, featuring a walk-through his-and-hers closet and a private 4-piece ensuite. The second bedroom, located on the opposite side for added privacy, is generously sized and conveniently situated near the second 4-piece bathroom and in-unit laundry room. This well-managed building includes condo fees that covers heat, water, electricity, a heated underground parking stall, and an assigned storage locker. Residents also enjoy premium amenities including a fully equipped fitness facility, steam room with change rooms and lockers, a theatre/entertainment room, and a large banquet room with kitchen and washrooms - ideal for hosting gatherings. Situated just a 10-minute walk to the Shawnessy LRT and steps from Starbucks, Sobeys, Shoppers Drug Mart, and more — this unbeatable location puts everything you need right at your doorstep. Don't miss this opportunity to live in one of the most connected and amenity-rich communities in the area. Book your private showing today!