

**442, 23 Millrise Drive SW
Calgary, Alberta**

MLS # A2242610



\$340,000

Division:	Millrise		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	860 sq.ft.	Age:	2008 (17 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 581
Basement:	-	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home		

Inclusions: none

Discover urban living at its finest in this top-floor corner unit! This spacious residence boasts 2 bedrooms and 2 bathrooms, featuring a large kitchen with granite countertops and a generous dining area, plus convenient in-suite laundry. Enjoy the ease of underground parking, with additional underground visitor parking available. The private balcony offers a gas hook-up and stunning downtown views, perfect for entertaining or relaxing. Residents also have exclusive underground access to a clubhouse complete with a gym and party room. Located for ultimate convenience, you're just a short walk to the C-Train, shops, and a variety of restaurants.