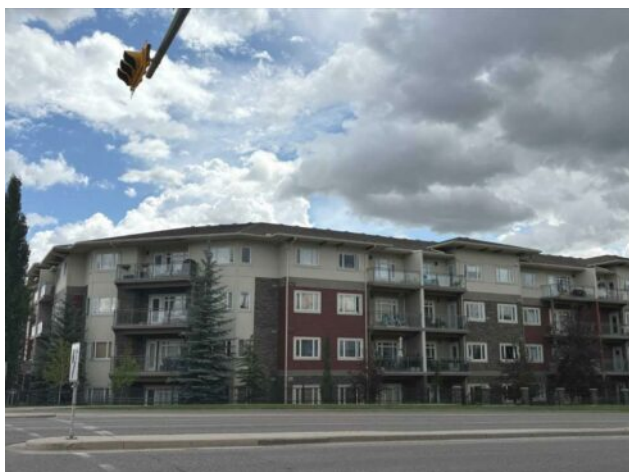


**115, 23 Millrise Drive SW**  
**Calgary, Alberta**

**MLS # A2245784**



# \$259,000

<b>Division:</b>	Millrise		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	575 sq.ft.	<b>Age:</b>	2008 (17 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Hot Water	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 415
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Stone, Wood Frame	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Open Floorplan		

**Inclusions:** NONE

Immaculate 1-bedroom open concept condo on the ground floor at Canvas in Millrise, featuring a contemporary open floor plan with one bedroom, one bathroom, and a private West Facing Patio with BBQ gas line. Property is complete with titled parking stall and assigned storage locker. The kitchen boasts stainless steel appliances, chic panel cabinetry, an extended granite breakfast bar, and a stylish tile backsplash. Enjoy the bright and airy ambiance created by the 9-foot ceilings. The Master's Bath offers a 4-piece bathroom accessible through a convenient cheater door from the in-suite laundry hall, where you'll find the washer and dryer. Take advantage of this pet friendly complex, with the spacious fully landscaped interior courtyards and the comprehensive Amenity Centre, offering a fitness center, entertainment room, steam room, library, and kitchen. It is conveniently located within walking distance to playgrounds, Fish Creek Nature Park, commercial shops, movie theaters, and fine dining establishments. Plus, enjoy quick access to Macleod, Stoney Trail Hwy, Fish Creek LRT, or Shawnessy LRT stations. This is a fantastic opportunity for both investors and those stepping into homeownership!