



431, 11 Millrise Drive SW
Calgary, Alberta

MLS # A2278882



\$349,900

Division: Millrise

Type: Residential/Low Rise (2-4 stories)

Style: Apartment-Single Level Unit

Size: 860 sq.ft. **Age:** 2008 (18 yrs old)

Beds: 2 **Baths:** 2

Garage: Stall, Titled, Underground

Lot Size: -

Lot Feat: -

Heating: Baseboard, Natural Gas

Water: -

Floors: Carpet, Linoleum

Sewer: -

Roof: -

Condo Fee: \$ 581

Basement: -

LLD: -

Exterior: Concrete, Vinyl Siding, Wood Frame

Zoning: DC (pre 1P2007)

Foundation: -

Utilities: -

Features: Granite Counters, High Ceilings, Open Floorplan, Walk-In Closet(s)

Inclusions: N/A

Welcome to the well-managed and highly regarded Canvas at Millrise complex, offering residents a perfect blend of comfort and convenience. This bright TOP floor 2-bedroom, 2-bath unit spans 860 sqft and features 9-ft ceilings throughout with a sunny south-facing open floorplan. The well-sized Kitchen boasts granite countertops, a peninsula with breakfast bar, stainless steel appliances, and a walk-in pantry with ample storage. It opens seamlessly to the Dining area and spacious Living room, which leads to a south-facing balcony with a gas hookup. The Primary bedroom includes a walk-through closet and 4-piece ensuite, while the second bedroom, 4-piece bath, and in-suite laundry with storage complete this home. Titled underground parking adds convenience and peace of mind. Residents enjoy exceptional amenities, including a gym, sauna, and recreation/party room, all easily accessible via the heated underground parkade. The complex also offers ample visitor parking and a spacious courtyard, perfect for kids to run and play. Located in a prime area with unbeatable access to everyday conveniences, this community is just steps from Sobeys, Shoppers Drug Mart, restaurants, and other shopping options. A short walk to the LRT and Superstore makes commuting and errands easy—ideal for those seeking a low-maintenance lifestyle with everything nearby.