

**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.