

**435, 11 Millrise Drive SW**  
**Calgary, Alberta**
**MLS # A2219259**

**\$340,000**

<b>Division:</b>	Millrise		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	873 sq.ft.	<b>Age:</b>	2010 (15 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Parkade, Secured, See Remarks, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 581
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Unknown	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Closet Organizers, Elevator, Pantry, See Remarks, Storage		

**Inclusions:** N/A. STOVE IS AS IS

Welcome to this bright and spacious top-floor 2-bedroom, 2-bathroom condo offering over 873 sq ft of thoughtfully designed living space. Perfect for first-time buyers, downsizers, or savvy investors, this home blends comfort, style, and unbeatable convenience. The open-concept layout features a generously sized kitchen with stainless steel appliances, ample cabinetry, a large walk-in pantry, expansive countertops, and a breakfast bar—ideal for cooking and entertaining loved ones. The adjoining dining area comfortably fits a mid sized family table, while the spacious living room opens onto a large west facing covered balcony with a gas line hookup—perfect for year-round BBQs and outdoor enjoyment. Retreat to the primary suite, complete with a walk-through closet and a private 4-piece ensuite. A second bedroom, additional full 4-piece bathroom, and a large in-suite laundry/storage room enhance the home's functionality. Enjoy added value with heated titled underground parking, a separate storage locker, and bike storage. UTILITIES (ELECTRICITY, HEAT & WATER) are conveniently INCLUDED in the condo fee, along with premium amenities such as a fitness centre with lockers, a party room with kitchen, and an entertainment lounge. Ideally located just steps from Fish Creek LRT station, shopping, restaurants, Fish Creek Park, access to major roadways and walking distance to shops, parks, and schools—this pet-friendly condo offers a lifestyle of ease and accessibility. Quick possession available and easy to show—this one won't last!