

# \$251,500 - 404, 23 Millrise Drive Sw, Calgary

MLS® #A2223051

## \$251,500

1 Bedroom, 1.00 Bathroom, 477 sqft

Residential on 0.00 Acres

Millrise, Calgary, Alberta

\*\*\*Another Price reduction to sell now\*\*\*

Imagine coming home to a stylish urban retreat every day – welcome to 404, 23 Millrise Drive S.W., where contemporary design meets exceptional convenience. This almost 500 square-foot apartment is more than just a living space: it's an embodiment of modern comfort and effortless living. Perfectly suited for singles or couples, this property offers a harmonious blend of function and aesthetics. Step inside and be greeted by a spacious and open floor plan that immediately feels like home. The seamless integration of the living, dining, and kitchen areas maximizes the space, creating a versatile environment that's perfect for both relaxation and entertaining. The heart of the home, the kitchen, features recent updates that elevate its style and functionality. The kitchen is a culinary dream with endless countertops, a kitchen island, and a breakfast bar, ideal for casual meals or entertaining friends. Stainless-steel appliances add a touch of modernity, while ample storage and prep space ensure cooking is a delight. The abundant natural light streaming through large windows makes the entire apartment feel bright and welcoming. Retreat to your serene bedroom, a cozy haven designed for rest and rejuvenation. This extremely well maintained and recently repainted, move-in-ready apartment ensures you can settle in without the hassle of renovations. Location is everything, and this apartment delivers. Facing



south, boasts a large balcony with natural gas line making it a perfect place for your summer barbecuing, entertaining or a morning coffee favorite spot. Additional features heated underground parking stall, separate from the unit storage locker, the condo fees beside water/sewage, electricity and garbage disposal include also electricity. The building has a resident's lounge, theatre room, bike room and fitness room with a steam shower. Situated close to shopping centers, essential services, Fish Creek Park, schools and public transportation, daily errands and commutes are a breeze. Pet-friendly establishments nearby make it perfect for animal lovers, while easy access to major highways simplifies travel around the city and beyond. For those considering investment opportunities, this apartment holds significant rental income potential. Its desirable features and prime location make it an attractive option for tenants, promising a steady and rewarding return on investment. Don't miss the chance to own this modern, conveniently located apartment at 404, 23 Millrise Drive S.W. Whether you're a first-time homebuyer, downsizing, or seeking an investment property, this home offers everything you need and more. Schedule a viewing today and discover the perfect blend of style, comfort, and convenience! Open house cancelled and property conditionally sold now.

Built in 2009

### **Essential Information**

|            |           |
|------------|-----------|
| MLS® #     | A2223051  |
| Price      | \$251,500 |
| Bedrooms   | 1         |
| Bathrooms  | 1.00      |
| Full Baths | 1         |

|                |                   |
|----------------|-------------------|
| Square Footage | 477               |
| Acres          | 0.00              |
| Year Built     | 2009              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 404, 23 Millrise Drive Sw |
| Subdivision | Millrise                  |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T2Y 3V1                   |

### Amenities

|                |                                                                                                             |
|----------------|-------------------------------------------------------------------------------------------------------------|
| Amenities      | Elevator(s), Park, Secured Parking, Visitor Parking, Bicycle Storage, Clubhouse, Fitness Center, Party Room |
| Parking Spaces | 1                                                                                                           |
| Parking        | Heated Garage, Secured, Stall, Titled, Underground                                                          |
| # of Garages   | 1                                                                                                           |

### Interior

|                   |                                                                                                                  |
|-------------------|------------------------------------------------------------------------------------------------------------------|
| Interior Features | Elevator, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Storage, Vinyl Windows |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer                   |
| Heating           | Baseboard                                                                                                        |
| Cooling           | None                                                                                                             |
| # of Stories      | 4                                                                                                                |

### Exterior

|                   |                                  |
|-------------------|----------------------------------|
| Exterior Features | Balcony, BBQ gas line, Courtyard |
| Construction      | Stone, Vinyl Siding, Wood Frame  |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 22nd, 2025 |
| Days on Market | 25             |
| Zoning         | DC             |

**Listing Details**

Listing Office                      Grand Realty

Data is supplied by Pillar 9â,,¢ MLSÂ® System. Pillar 9â,,¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.