

# \$280,000 - 439, 11 Millrise Drive Sw, Calgary

MLS® #A2254684

**\$280,000**

1 Bedroom, 1.00 Bathroom, 672 sqft

Residential on 0.00 Acres

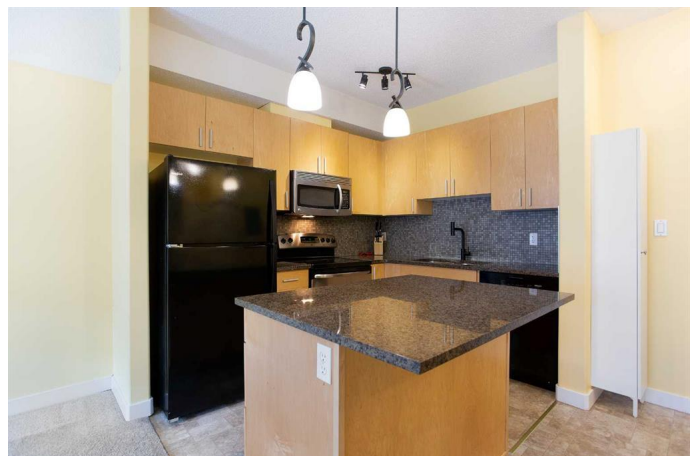
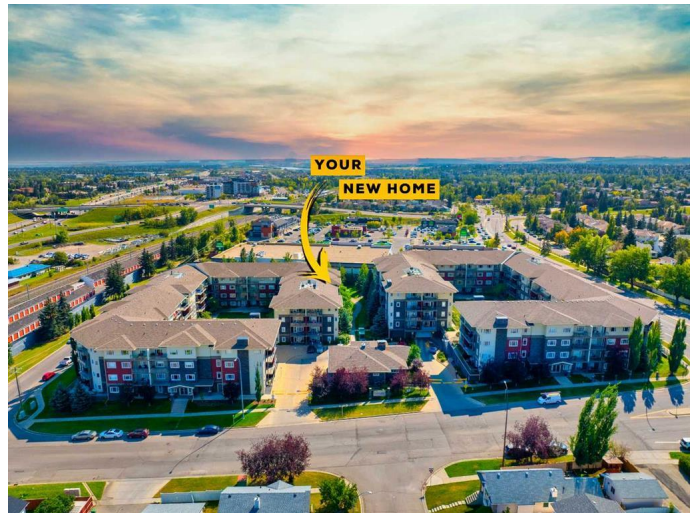
Millrise, Calgary, Alberta

| Top Floor | Titled Underground Parking | Central AC | Optional Second Bedroom | This bright and inviting top-floor condo offers a versatile layout perfect for modern living. Featuring 1 bedroom plus an office that can easily double as a second bedroom, this home includes a full bathroom conveniently connected to the primary bedroom. The building offers great amenities including a fitness center and a central courtyard.

The open-concept design creates a seamless flow between the spacious living room, kitchen, and dining area. The kitchen boasts ample cabinet space, a functional kitchen island, and plenty of room to cook and entertain. The living room is flooded with natural light and provides direct access to a large private balcony, ideal for enjoying morning coffee or evening sunsets.

Additional perks include a separate storage locker, an extra-large heated titled underground parking spot, in-suite laundry, bike lock up area in the parkade and air conditioning for year-round comfort. The condo fees don't only cover heat and water, but also include electricity.

Located just a 10-minute walk to the Shawnessy CTrain Station, this condo offers unbeatable convenience with nearby amenities such as Superstore, Sobeys, movie theatres, restaurants, and more "everything



you need just steps from your door.

Whether you're a first-time buyer, downsizer, or investor, this top-floor unit combines comfort, style, and location in one perfect package.

Built in 2007

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2254684          |
| Price          | \$280,000         |
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 672               |
| Acres          | 0.00              |
| Year Built     | 2007              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 439, 11 Millrise Drive Sw |
| Subdivision | Millrise                  |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T2Y 0K7                   |

### Amenities

|                |                                                        |
|----------------|--------------------------------------------------------|
| Amenities      | Clubhouse, Fitness Center, Party Room, Visitor Parking |
| Parking Spaces | 1                                                      |
| Parking        | Heated Garage, Oversized, Titled, Underground          |

### Interior

|                   |                                                                       |
|-------------------|-----------------------------------------------------------------------|
| Interior Features | Kitchen Island, Open Floorplan, See Remarks, Walk-In Closet(s)        |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave |

|              |                                                  |
|--------------|--------------------------------------------------|
|              | Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating      | Baseboard                                        |
| Cooling      | Wall Unit(s)                                     |
| # of Stories | 4                                                |

## Exterior

|                   |                                         |
|-------------------|-----------------------------------------|
| Exterior Features | Balcony                                 |
| Construction      | Stone, Stucco, Vinyl Siding, Wood Frame |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 17th, 2025 |
| Days on Market | 2                    |
| Zoning         | DC (pre 1P2007)      |

## Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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