



THE
A-TEAM

**RE/MAX
FIRST**

23 MILLRISE Drive #229, Calgary T2Y 3V1

MLS®#: **A2178222**

Area: **Millrise**

Listing Date: **11/08/24**

List Price: **\$339,900**

Status: **Pending**

County: **Calgary**

Change: **-\$20k, 01-Dec**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2008**

Lot Information

Lot Sz Ar:
Lot Shape:

Access:

Lot Feat: **Lawn,Level,Street Lighting**
Park Feat: **Underground**

Finished Floor Area

Abv Sqft: **871**
Low Sqft:
Ttl Sqft: **871**

DOM

43

Layout

Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**
Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Baseboard**
Sewer:
Ext Feat: **Balcony**

Construction: **Concrete,Vinyl Siding**
Flooring: **Vinyl**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked,Window Coverings**
Int Feat: **Kitchen Island,No Animal Home,No Smoking Home,Quartz Counters**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	17`11" x 12`9"
Dining Room	Main	11`8" x 11`2"
Bedroom - Primary	Main	10`2" x 10`5"
Entrance	Main	5`4" x 9`10"
Bedroom	Main	12`9" x 10`6"

Room	Level	Dimensions
Kitchen With Eating Area	Main	9`5" x 9`2"
Laundry	Main	4`7" x 5`7"
4pc Bathroom	Main	4`10" x 7`10"
Balcony	Main	13`0" x 6`9"
4pc Ensuite bath	Main	8`1" x 4`11"

Legal/Tax/Financial

Condo Fee:
\$581

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC

Legal Desc: **0813492**

Remarks

Pub Rmks: **Welcome to this bright and inviting 2-bedroom, 2-bathroom south-facing unit in the highly sought-after Canvas Building in Millrise! This pet-friendly complex offers a range of fantastic amenities, including heated underground titled parking stalls, assigned storage lockers, a fully equipped fitness room with change rooms and a steam room, an entertainment room with a full kitchen, a media/games room, and bike storage. Located on the 2nd floor, this unit overlooks a quiet, private backyard and features a covered patio with a gas line for a BBQ—perfect for summer evenings. Recently updated, the unit showcases luxury vinyl plank flooring throughout, quartz countertops, a stylish glass backsplash, in-suite laundry, fresh paint, and new refrigerator and dishwasher. Condo fee includes the electricity, water and heat. Ideally situated within walking distance to Shawnessy and Fish Creek LRT stations, Fish Creek Park, retail shops, schools, and parks, this home combines comfort, style, and convenience in one ideal location.**

Inclusions: **N/A**
Property Listed By: **TrustPro Realty**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123









