

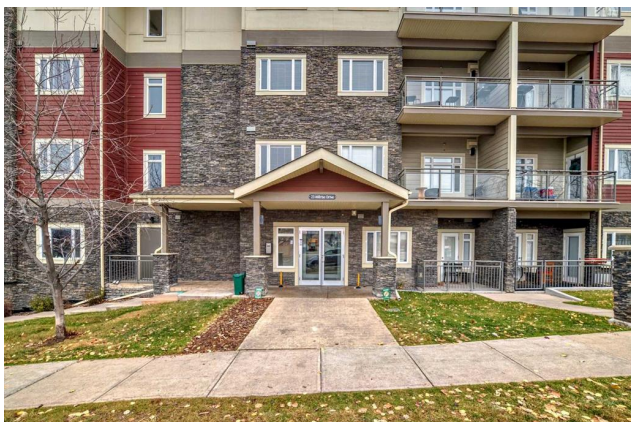


THE
A-TEAM

**RE/MAX
FIRST**

23 MILLRISE Drive #304, Calgary T2Y 3V1

MLS®#: **A2178961** Area: **Millrise** Listing Date: **11/18/24** List Price: **\$269,000**
 Status: **Active** County: **Calgary** Change: **None** 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:
 Park Feat: **Parkade,Titled,Underground**

Finished Floor Area

Abv Sqft: **475**
 Low Sqft:
 Ttl Sqft: **475**

DOM

42
Layout
 Beds: **1 (1)**
 Baths: **1.0 (1 0)**
 Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

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

Construction:
Stone,Vinyl Siding,Wood Frame
 Flooring:
Carpet,Ceramic Tile
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave,Refrigerator,Washer**
 Int Feat: **Closet Organizers,High Ceilings**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	4' 11" x 7' 10"	Kitchen With Eating Area	Main	10' 10" x 11' 10"
Living Room	Main	15' 5" x 10' 2"	Bedroom - Primary	Main	8' 0" x 11' 2"
Balcony	Main	9' 9" x 6' 8"			

Legal/Tax/Financial

Condo Fee: **\$349** Title: **Fee Simple** Zoning: **DC**
 Fee Freq:

Monthly

Legal Desc: 0813492

Remarks

Pub Rmks: **Welcome to this bright and inviting 3rd-floor, south-facing unit in the highly sought-after Canvas at Millrise! Overlooking a beautiful courtyard, this 1-bedroom home maximizes space with 9-foot ceilings and 475 sq. ft. of thoughtfully designed, open-concept living. The modern kitchen is equipped with stainless steel appliances, stone countertops, a large central island, and a walk-in pantry—perfect for cooking and entertaining. The spacious living room opens onto a private balcony with a gas line for BBQs, offering a perfect spot to relax or host friends. Additional features include in-suite laundry, heated underground parking, a separate storage locker, and condo fees that conveniently cover all utilities (electricity, water, and heat). This pet-friendly building is packed with exceptional amenities, including a fitness room with a steam shower, an entertainment lounge, a theatre room, bike storage, and an on-site manager for added convenience. Located in a prime spot, you're within walking distance to the Shawnessy and Fish Creek LRT stations, Millrise Shopping Centre, Sobeys, Shoppers Drug Mart, and more. Families will love the nearby schools, parks, and Fish Creek Park, while commuters enjoy easy access to Macleod Trail, Stoney Trail, and downtown Calgary. Don't miss out on this move-in-ready gem in vibrant Millrise. Schedule your private showing today!**

Inclusions: NA
Property Listed By: CIR Realty

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











