



11 MILLRISE Drive #205, Calgary T2Y3V1

MLS® #: **A2189831** Area: **Millrise** Listing Date: **02/14/25** List Price: **\$339,900**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential Apartment**
 Sub Type: **Calgary**
 City/Town: **Calgary**
 Year Built: **2009**
Lot Information
 Lot Sz Ar:
 Lot Shape:

Finished Floor Area
 Abv Sqft: **863**
 Low Sqft:
 Ttl Sqft: **863**

Access:
 Lot Feat:
 Park Feat: **Parkade,Underground**

DOM
8
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,Natural Gas**
 Sewer:
 Ext Feat: **Balcony,Courtyard**
 Construction: **Stone,Vinyl Siding,Wood Frame**
 Flooring: **Carpet,Ceramic Tile,Cork**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
 Int Feat: **Granite Counters,Kitchen Island,No Animal Home,No Smoking Home**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	7' 10" x 4' 10"	4pc Ensuite bath	Main	8' 0" x 4' 10"
Bedroom - Primary	Main	10' 5" x 10' 2"	Bedroom	Main	12' 10" x 10' 4"
Kitchen	Main	8' 1" x 9' 3"	Living Room	Main	14' 11" x 12' 10"
Dining Room	Main	13' 0" x 10' 6"			

Legal/Tax/Financial

Condo Fee: **\$581** Title: **Fee Simple** Zoning: **DC**

Legal Desc:

0815798

Fee Freq:
Monthly

Remarks

Pub Rmks:

2 BEDROOMS + 2 BATHROOMS + HEATED TITLED Parking + STORAGE + PET FRIENDLY!!! This FRESHLY PAINTED condo with over 860 sq ft of living space has it all including a spacious kitchen showcasing ample cabinets, granite countertops, stainless steel appliances, separate walk-in pantry & breakfast bar. The adjoining living room provides plenty of space for entertaining and leads to the outdoor large covered balcony with gas line hookup. The designated dining room easily accommodates seating for six. The spacious primary bedroom features a walk through closet and 4 piece ensuite. An additional second bedroom, 4 piece bathroom, laundry/storage room complete this unit. ALL UTILITES (electricity, water, heat) included in condo fee along with plenty of AMENITIES to suit your lifestyle including a fully equipped gym with change rooms & lockers, private party room with kitchen, assigned storage/separate bike storage and entertainment lounge. Ideally situated within walking distance to Shawnessy and Fish Creek LRT Stations, retail shops, schools and parks. Available for quick possession and easy to show!

Inclusions:

Entertainment Centre in living room, shelf in pantry.

Property Listed By:

CIR Realty

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











