



THE
A-TEAM

**RE/MAX
FIRST**

23 MILLRISE Drive #326, Calgary T2Y 3V1

MLS® #: **A2206478**

Area: **Millrise**

Listing Date: **03/28/25**

List Price: **\$345,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

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

DOM

12
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Apartment-Single Level Unit**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **1**
Garage Sz: **1**

Access:

Lot Feat:

Park Feat:

Gated, Guest, Heated Garage, Parkade, Secured, Stall, Titled, Underground

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Baseboard, Natural Gas**
Sewer: **Public Sewer**
Ext Feat: **Balcony, Courtyard**

Construction: **Stone, Vinyl Siding, Wood Frame**
Flooring: **Carpet, Vinyl Plank**
Water Source: **Public**
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings**
Int Feat: **Closet Organizers, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Vinyl Windows**
Utilities: **Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected**

Room Information

Room	Level	Dimensions	Room Legal/Tax/Financial	Level	Dimensions
------	-------	------------	-----------------------------	-------	------------

Condo Fee:
\$581

Title: **Fee Simple**
Fee Freq: **Monthly**

Zoning: **DC**

Legal Desc:

0813492

Remarks

Pub Rmks:

Exceptional value! Found in the beautiful residential area of Millrise, Calgary SW, this gorgeous, 2 beds and 2 baths apartment-style condo offers an open concept living space with high ceilings and large windows that bring in tons of natural lighting. The living room has a walkout to the balcony overlooking the courtyard. The kitchen features stainless steel appliances, granite countertops, upgraded cabinets, and a center island. The spacious master bedroom has a walk-in closet and a 4 pc ensuite bath. Completing this great unit is another good-sized bedroom, a full bathroom, and in-suite laundry. Additional bonuses include a full fitness facility, a large steam room, an entertainment room, a change room with lockers, a storage locker, and a 5-minute walk to Shawnessy LRT station. There is ample parking for visitors in the complex and along the street. The condo fees include electricity, water, gas/heat, sewer, and much more! The unit comes with one heated titled underground parking and an assigned Locker. Just behind the complex is a strip mall with Shoppers Drug Mart, Sobeys, Starbucks, Restaurants, Pubs, and many other stores. It is located very close to major transportation routes including Macleod Trail and many Bus stops and not very far from various Elementary and High Schools in the area. Do not miss out on the opportunity to own your dream home. Click the 3D for more details!

Inclusions:

N/A

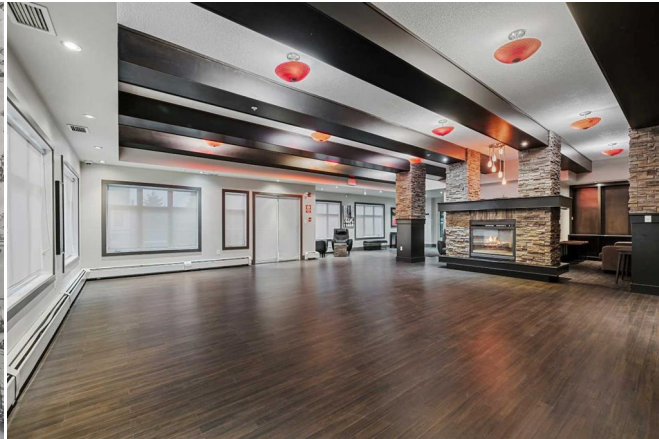
Property Listed By:

CIR Realty

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









326, 23 MILLRISE DRIVE SW
 BEHALF OF THE PROPERTY DEVELOPER: CANVAS INC.
 MAIN LEVEL (A.D.) - 871.78 Sq Ft / 80.89 sq ft
 TOTAL ABOVE GRADE RMS SIZE - 871.78 Sq Ft / 80.89 sq ft



*Dimensions, fixtures and finishes are for display marketing purposes only.