

\$340,000 - 435, 11 Millrise Drive Sw, Calgary

MLS® #A2219259

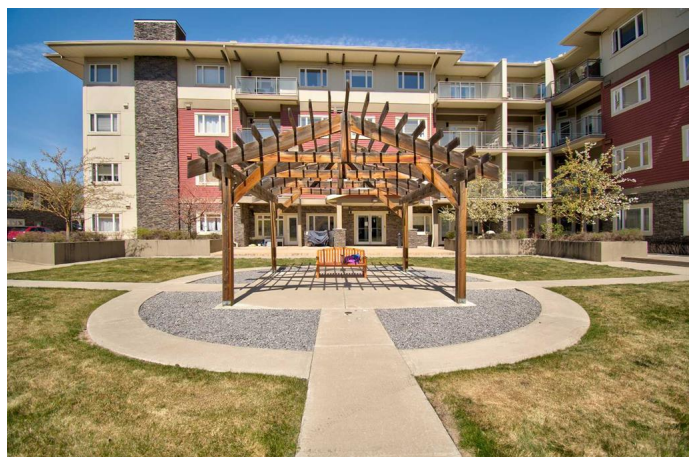
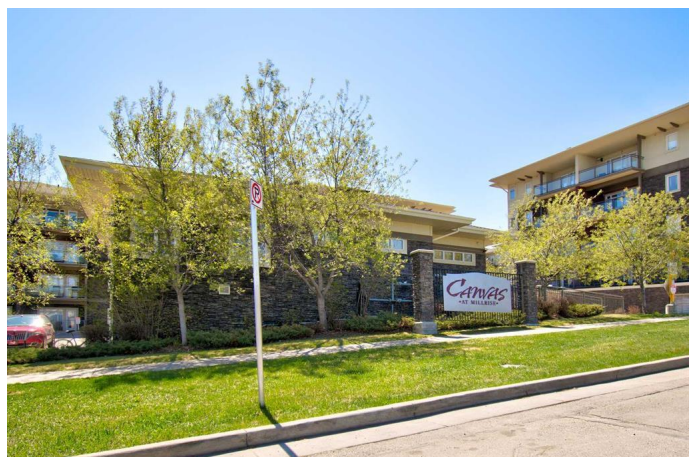
\$340,000

2 Bedroom, 2.00 Bathroom, 873 sqft

Residential on 0.00 Acres

Millrise, Calgary, Alberta

Welcome to this bright and spacious top-floor 2-bedroom, 2-bathroom condo offering over 873 sq ft of thoughtfully designed living space. Perfect for first-time buyers, downsizers, or savvy investors, this home blends comfort, style, and unbeatable convenience. The open-concept layout features a generously sized kitchen with stainless steel appliances, ample cabinetry, a large walk-in pantry, expansive countertops, and a breakfast bar—ideal for cooking and entertaining loved ones. The adjoining dining area comfortably fits a mid sized family table, while the spacious living room opens onto a large west facing covered balcony with a gas line hookup—perfect for year-round BBQs and outdoor enjoyment. Retreat to the primary suite, complete with a walk-through closet and a private 4-piece ensuite. A second bedroom, additional full 4-piece bathroom, and a large in-suite laundry/storage room enhance the home's functionality. Enjoy added value with heated titled underground parking, a separate storage locker, and bike storage. UTILITIES (ELECTRICITY, HEAT & WATER) are conveniently INCLUDED in the condo fee, along with premium amenities such as a fitness centre with lockers, a party room with kitchen, and an entertainment lounge. Ideally located just steps from Fish Creek LRT station, shopping, restaurants, Fish Creek Park, access to major roadways and walking distance to shops, parks, and schools—this pet-friendly condo offers a lifestyle of ease and



accessibility. Quick possession available and easy to show—this one won't last!

Built in 2010

Essential Information

MLS® #	A2219259
Price	\$340,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	873
Acres	0.00
Year Built	2010
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	435, 11 Millrise Drive Sw
Subdivision	Millrise
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 0K7

Amenities

Amenities	Fitness Center, Other, Party Room, Recreation Facilities, Secured Parking, Snow Removal, Storage, Visitor Parking
Parking Spaces	1
Parking	Heated Garage, Parkade, Secured, See Remarks, Titled, Underground

Interior

Interior Features	Breakfast Bar, Closet Organizers, Elevator, Pantry, See Remarks, Storage
Appliances	Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Baseboard

Cooling	None
# of Stories	4

Exterior

Exterior Features	Balcony, Courtyard, Garden
Roof	Asphalt Shingle
Construction	Unknown
Foundation	Poured Concrete

Additional Information

Date Listed	May 9th, 2025
Days on Market	4
Zoning	DC

Listing Details

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.