

# \$259,000 - 115, 23 Millrise Drive Sw, Calgary

MLS® #A2245784

## \$259,000

1 Bedroom, 1.00 Bathroom, 575 sqft

Residential on 0.00 Acres

Millrise, Calgary, Alberta

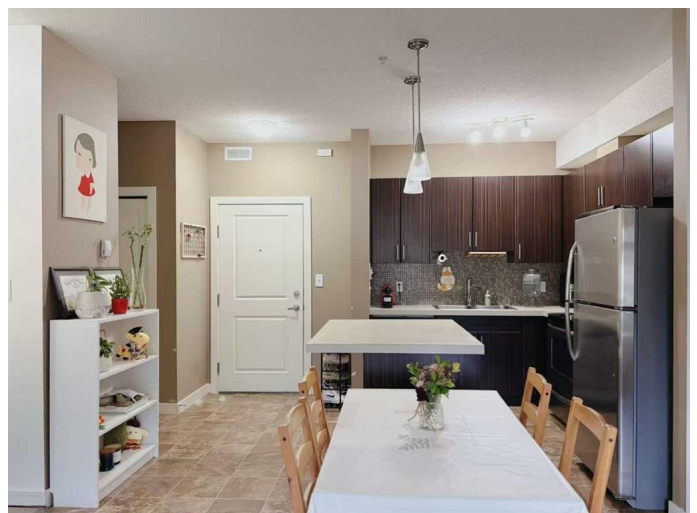
Immaculate 1-bedroom open concept condo on the ground floor at Canvas in Millrise, featuring a contemporary open floor plan with one bedroom, one bathroom, and a private West Facing Patio with BBQ gas line. Property is complete with titled parking stall and assigned storage locker. The kitchen boasts stainless steel appliances, chic panel cabinetry, an extended granite breakfast bar, and a stylish tile backsplash. Enjoy the bright and airy ambiance created by the 9-foot ceilings. The Master's Bath offers a 4-piece bathroom accessible through a convenient cheater door from the in-suite laundry hall, where you'll find the washer and dryer. Take advantage of this pet friendly complex, with the spacious fully landscaped interior courtyards and the comprehensive Amenity Centre, offering a fitness center, entertainment room, steam room, library, and kitchen. It is conveniently located within walking distance to playgrounds, Fish Creek Nature Park, commercial shops, movie theaters, and fine dining establishments. Plus, enjoy quick access to Macleod, Stoney Trail Hwy, Fish Creek LRT, or Shawnessy LRT stations. This is a fantastic opportunity for both investors and those stepping into homeownership!

Built in 2008

## Essential Information

MLS® #

A2245784



|                |                   |
|----------------|-------------------|
| Price          | \$259,000         |
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 575               |
| Acres          | 0.00              |
| Year Built     | 2008              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 115, 23 Millrise Drive Sw |
| Subdivision | Millrise                  |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T2Y3V1                    |

### Amenities

|                |                                                                              |
|----------------|------------------------------------------------------------------------------|
| Amenities      | Bicycle Storage, Elevator(s), Recreation Room, Snow Removal, Visitor Parking |
| Parking Spaces | 1                                                                            |
| Parking        | Underground                                                                  |

### Interior

|                   |                                                                                                 |
|-------------------|-------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, Open Floorplan                                                                  |
| Appliances        | Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Baseboard, Hot Water                                                                            |
| Cooling           | None                                                                                            |
| # of Stories      | 4                                                                                               |

### Exterior

|                   |                                     |
|-------------------|-------------------------------------|
| Exterior Features | BBQ gas line, Garden                |
| Construction      | Composite Siding, Stone, Wood Frame |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 5th, 2025 |
| Days on Market | 11               |
| Zoning         | DC (pre 1P2007)  |

### **Listing Details**

|                |                      |
|----------------|----------------------|
| Listing Office | Homecare Realty Ltd. |
|----------------|----------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.