

\$280,000 - 439, 11 Millrise Drive Sw, Calgary

MLS® #A2254684

\$280,000

1 Bedroom, 1.00 Bathroom, 672 sqft

Residential on 0.00 Acres

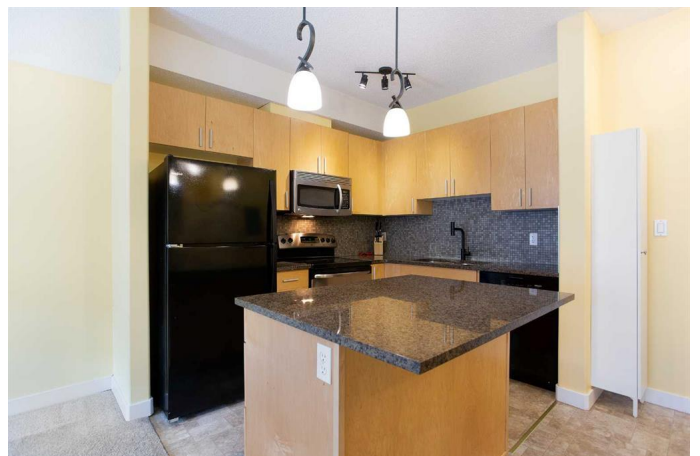
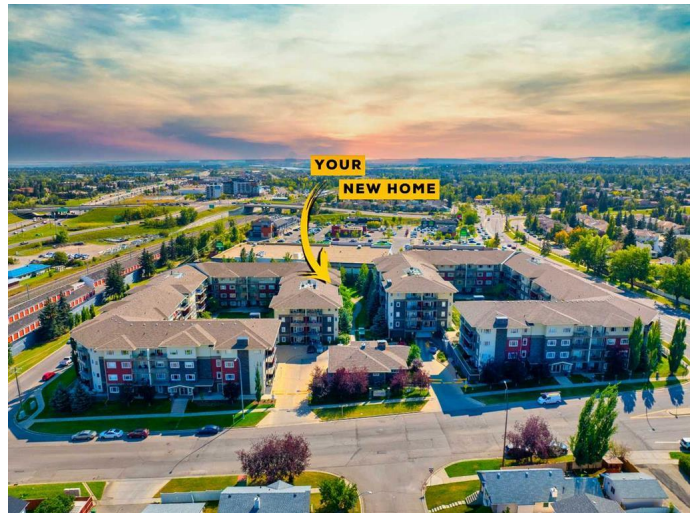
Millrise, Calgary, Alberta

| Top Floor | Titled Underground Parking | Central AC | Optional Second Bedroom | This bright and inviting top-floor condo offers a versatile layout perfect for modern living. Featuring 1 bedroom plus an office that can easily double as a second bedroom, this home includes a full bathroom conveniently connected to the primary bedroom. The building offers great amenities including a fitness center and a central courtyard.

The open-concept design creates a seamless flow between the spacious living room, kitchen, and dining area. The kitchen boasts ample cabinet space, a functional kitchen island, and plenty of room to cook and entertain. The living room is flooded with natural light and provides direct access to a large private balcony, ideal for enjoying morning coffee or evening sunsets.

Additional perks include a separate storage locker, an extra-large heated titled underground parking spot, in-suite laundry, bike lock up area in the parkade and air conditioning for year-round comfort. The condo fees don't only cover heat and water, but also include electricity.

Located just a 10-minute walk to the Shawnessy CTrain Station, this condo offers unbeatable convenience with nearby amenities such as Superstore, Sobeys, movie theatres, restaurants, and more "everything



you need just steps from your door.

Whether you're a first-time buyer, downsizer, or investor, this top-floor unit combines comfort, style, and location in one perfect package.

Built in 2007

Essential Information

MLS® #	A2254684
Price	\$280,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	672
Acres	0.00
Year Built	2007
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	439, 11 Millrise Drive Sw
Subdivision	Millrise
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 0K7

Amenities

Amenities	Clubhouse, Fitness Center, Party Room, Visitor Parking
Parking Spaces	1
Parking	Heated Garage, Oversized, Titled, Underground

Interior

Interior Features	Kitchen Island, Open Floorplan, See Remarks, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave

	Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Baseboard
Cooling	Wall Unit(s)
# of Stories	4

Exterior

Exterior Features	Balcony
Construction	Stone, Stucco, Vinyl Siding, Wood Frame

Additional Information

Date Listed	September 17th, 2025
Zoning	DC (pre 1P2007)

Listing Details

Listing Office	Real Broker
----------------	-------------

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.