

# \$313,000 - 335, 11 Millrise Drive Sw, Calgary

MLS® #A2253151

**\$313,000**

2 Bedroom, 2.00 Bathroom, 872 sqft

Residential on 0.00 Acres

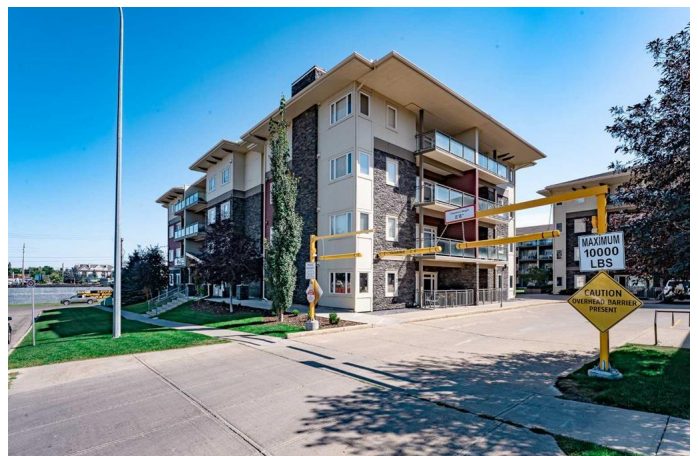
Millrise, Calgary, Alberta

Property 'sold as is, where is'

Step into this bright and spacious top-floor 2-bedroom, 2-bathroom condo, offering over 871 sq. ft. of well-designed living space. The open-concept layout highlights a modern kitchen with stainless steel appliances, abundant cabinetry, an oversized walk-in pantry, generous counter space, and a convenient breakfast bar—perfect for both cooking and entertaining. The adjacent dining area easily accommodates a mid-sized family table, while the expansive living room extends to a large west-facing covered balcony with a gas hookup, ideal for year-round barbecues and outdoor relaxation.

The primary suite features a walk-through closet leading to a private 4-piece ensuite. A second bedroom, a full 4-piece bathroom, and a spacious in-suite laundry/storage room add to the home's comfort and practicality. Additional perks include heated titled underground parking, a separate storage locker, and secure bike storage.

Condo fees cover all utilities (electricity, heat, and water), as well as access to premium amenities, including a fully equipped fitness center with lockers, a party room with kitchen, and an entertainment lounge.



Built in 2007

## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2253151          |
| Price          | \$313,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 872               |
| Acres          | 0.00              |
| Year Built     | 2007              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

## Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 335, 11 Millrise Drive Sw |
| Subdivision | Millrise                  |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T2Y 3V1                   |

## Amenities

|                |                                                                     |
|----------------|---------------------------------------------------------------------|
| Amenities      | Clubhouse, Elevator(s), Fitness Center, Party Room, Visitor Parking |
| Parking Spaces | 1                                                                   |
| Parking        | Underground                                                         |

## Interior

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Interior Features | Granite Counters                                                           |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer |
| Heating           | Baseboard                                                                  |
| Cooling           | None                                                                       |
| # of Stories      | 4                                                                          |

## Exterior

|                   |         |
|-------------------|---------|
| Exterior Features | Balcony |
|-------------------|---------|

Construction            Concrete, Vinyl Siding

**Additional Information**

Date Listed            September 4th, 2025  
Days on Market        45  
Zoning                 DC

**Listing Details**

Listing Office            Royal LePage METRO

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