

# \$280,000 - 239, 11 Millrise Drive Sw, Calgary

MLS® #A2241286

## \$280,000

1 Bedroom, 1.00 Bathroom, 668 sqft

Residential on 1.94 Acres

Millrise, Calgary, Alberta

Welcome to unit 239 in Canvas at Millrise. This one bedroom plus den condo is the full package. Whether you're buying your first place, or downsizing, this one just makes sense.

The seller is putting in brand new appliances (Check Supplements for more info) and the flooring was updated in 2022. It's been well cared for and has a layout that actually works. Youâ€™ve got a bright open living space, and tons of natural light. The den is perfect for a home office or extra storage. The bedroom connects to the bathroom through a walk-through closet. Youâ€™ve also got in-suite laundry and everything you need to feel right at home.

One of the best parts? The condo fees cover your heat, water, and electricity, which makes budgeting a lot easier.

You also get titled under ground parking, your own storage locker, and access to a gym, rec room, and bike storage. The location is unreal, just steps to the LRT, Sobeys, coffee shops, and restaurants.

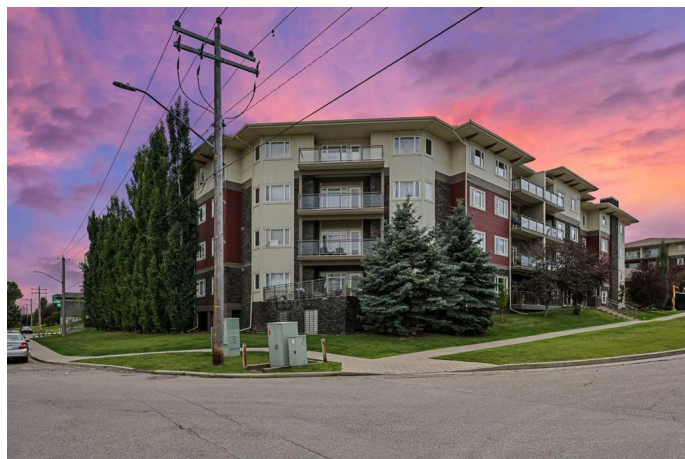
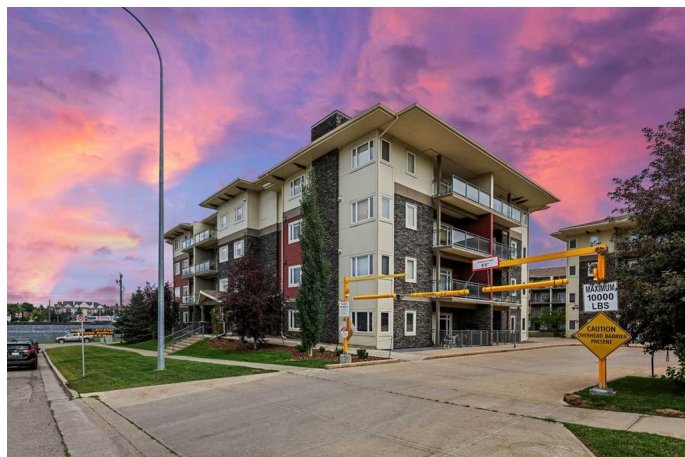
Itâ€™s clean, updated, and in a great spot. This one is ready to go.

Built in 2007

## Essential Information

MLS® # A2241286

Price \$280,000



|                |                   |
|----------------|-------------------|
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 668               |
| Acres          | 1.94              |
| Year Built     | 2007              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 239, 11 Millrise Drive Sw |
| Subdivision | Millrise                  |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T2Y0k7                    |

### Amenities

|                |                    |
|----------------|--------------------|
| Amenities      | Parking            |
| Parking Spaces | 1                  |
| Parking        | Stall, Underground |

### Interior

|                   |                                                                   |
|-------------------|-------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Walk-In Closet(s)                                  |
| Appliances        | Dishwasher, Dryer, Electric Oven, Microwave, Refrigerator, Washer |
| Heating           | Baseboard, Ceiling                                                |
| Cooling           | None                                                              |
| # of Stories      | 4                                                                 |

### Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior Features | Balcony, Courtyard |
| Construction      | See Remarks        |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 25th, 2025 |
| Days on Market | 11              |
| Zoning         | DC (pre 1P2007) |

# Listing Details

Listing Office                      eXp Realty

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