

# \$335,000 - 442, 23 Millrise Drive Sw, Calgary

MLS® #A2253819

**\$335,000**

2 Bedroom, 2.00 Bathroom, 860 sqft

Residential on 0.00 Acres

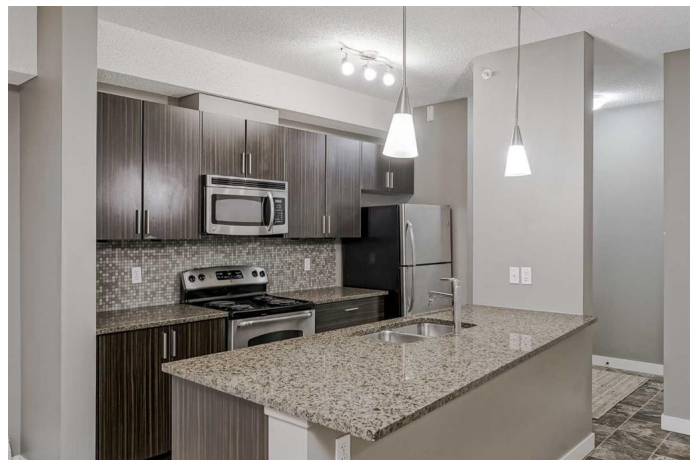
Millrise, Calgary, Alberta

Experience sophisticated urban living in this exceptional top-floor corner unit! This expansive residence features 2 bedrooms and 2 bathrooms, a large kitchen with granite countertops, a generous dining area, and in-suite laundry. Enjoy the convenience of secure underground parking, with additional visitor parking available. The private balcony, complete with a gas hook-up, offers breathtaking downtown views perfect for entertaining or unwinding. Residents benefit from exclusive underground access to a clubhouse featuring a gym and party room. Ideally situated, you're just a short walk to the C-Train, shops, and restaurants, ensuring seamless access to everything you might need.

Built in 2008

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2253819  |
| Price          | \$335,000 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 860       |



|            |                   |
|------------|-------------------|
| Acres      | 0.00              |
| Year Built | 2008              |
| Type       | Residential       |
| Sub-Type   | Apartment         |
| Style      | Single Level Unit |
| Status     | Active            |

### **Community Information**

|             |                           |
|-------------|---------------------------|
| Address     | 442, 23 Millrise Drive Sw |
| Subdivision | Millrise                  |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T2Y 3V1                   |

### **Amenities**

|                |                                    |
|----------------|------------------------------------|
| Amenities      | Clubhouse, Elevator(s), Party Room |
| Parking Spaces | 1                                  |
| Parking        | Parkade, Underground               |
| # of Garages   | 1                                  |

### **Interior**

|                   |                                                                                                                  |
|-------------------|------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home                                 |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Baseboard                                                                                                        |
| Cooling           | None                                                                                                             |
| # of Stories      | 4                                                                                                                |

### **Exterior**

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | Balcony, BBQ gas line           |
| Construction      | Stone, Vinyl Siding, Wood Frame |

### **Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 4th, 2025 |
| Days on Market | 6                   |
| Zoning         | DC (pre 1P2007)     |

### **Listing Details**

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