

# \$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.

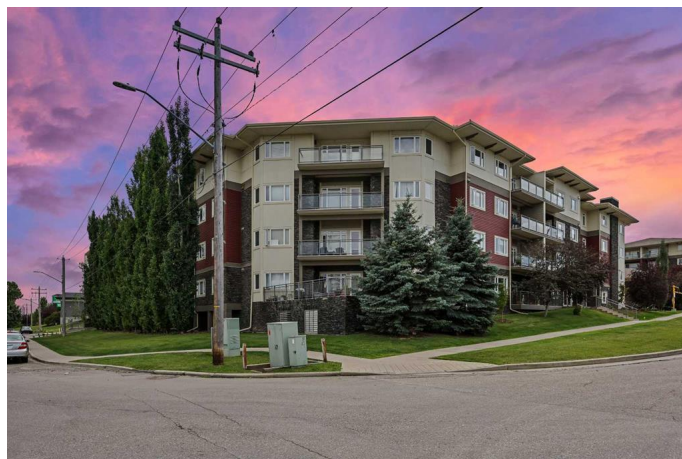
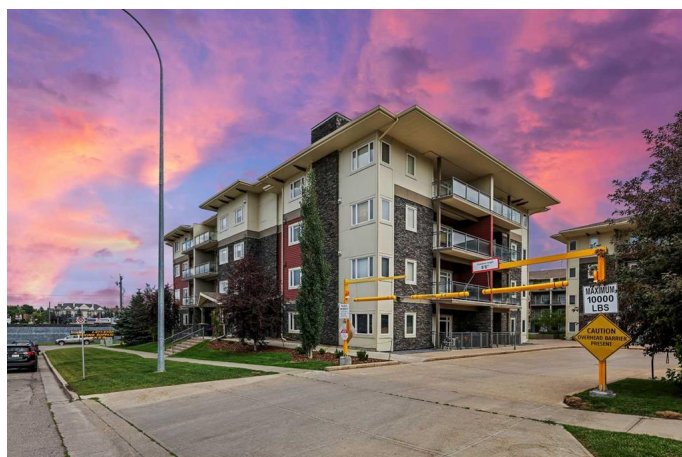
Itâ€™s clean, updated, and in a great spot. This one is ready to go.

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	2
Zoning	DC (pre 1P2007)

**Listing Details**

Listing Office                      eXp Realty

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.