

# \$249,900 - 310, 11 Millrise Drive Sw, Calgary

MLS® #A2266990

## \$249,900

1 Bedroom, 1.00 Bathroom, 601 sqft

Residential on 0.00 Acres

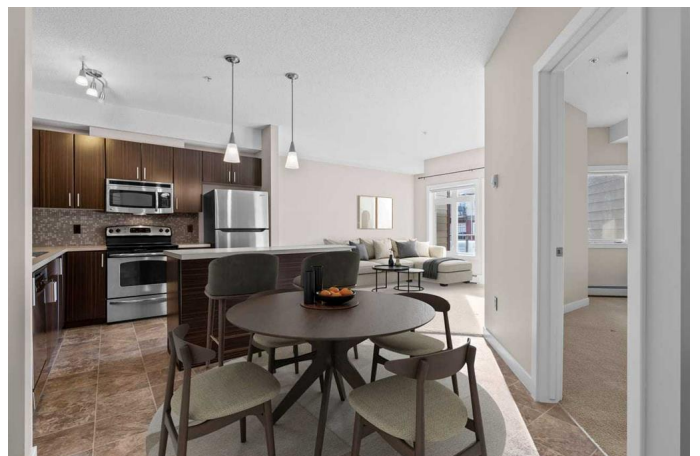
Millrise, Calgary, Alberta

Discover this spacious 1-bedroom condo offering an impressive kitchen with stainless steel appliances, built-in microwave, and an abundance of cabinets and counter space. The massive 35.5" x 68" island is perfect for entertaining and casual dining. The bright living room opens onto a private west-facing balcony overlooking the beautifully landscaped courtyard " complete with a BBQ gas line hookup for easy outdoor grilling. The generous bedroom features a walk-through closet leading to a stylish 4-piece bathroom. Additional highlights include a convenient computer nook, in-suite laundry, and motion sensor lighting in both the laundry and bathroom. Enjoy exceptional amenities " including a gym, sauna, and recreation/party room " easily accessed via the underground tunnel from the heated parkade, where your storage locker (#199) is also located.

This well-managed complex offers the perfect blend of comfort and convenience. No car? No problem! You™re just steps from Sobeys, Shoppers Drug Mart, restaurants, and a short walk to the LRT and Superstore. Parking stall #565 is conveniently close to the elevator. Small pets allowed (with board approval). This is an ideal starter home or investment opportunity " don™t wait, act now!

Built in 2009

## Essential Information



|                |                   |
|----------------|-------------------|
| MLS® #         | A2266990          |
| Price          | \$249,900         |
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 601               |
| Acres          | 0.00              |
| Year Built     | 2009              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 310, 11 Millrise Drive Sw |
| Subdivision | Millrise                  |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T2Y3V1                    |

### Amenities

|                |                                                |
|----------------|------------------------------------------------|
| Amenities      | Elevator(s), Fitness Center, Community Gardens |
| Parking Spaces | 1                                              |
| Parking        | Underground                                    |

### Interior

|                   |                                                                                    |
|-------------------|------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s)                                                                     |
| Appliances        | Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked |
| Heating           | Baseboard                                                                          |
| Cooling           | None                                                                               |
| # of Stories      | 4                                                                                  |

### Exterior

|                   |                                    |
|-------------------|------------------------------------|
| Exterior Features | Balcony                            |
| Construction      | Concrete, Vinyl Siding, Wood Frame |

### Additional Information

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

### **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | KIC Realty |
|----------------|------------|

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