

# \$335,000 - 228, 23 Millrise Drive Sw, Calgary

MLS® #A2236333

**\$335,000**

2 Bedroom, 2.00 Bathroom, 867 sqft

Residential on 0.00 Acres

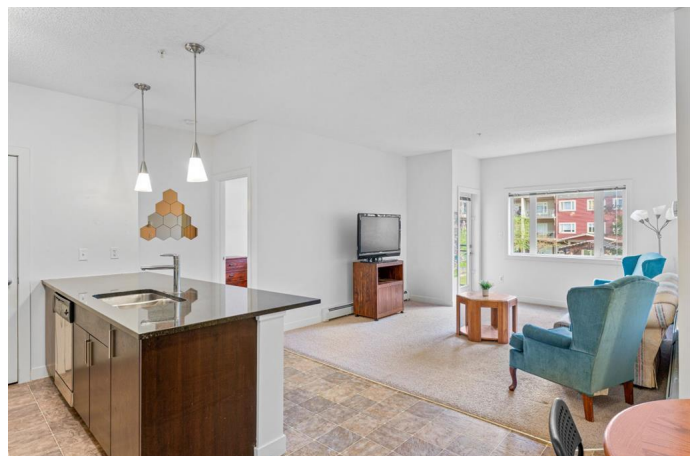
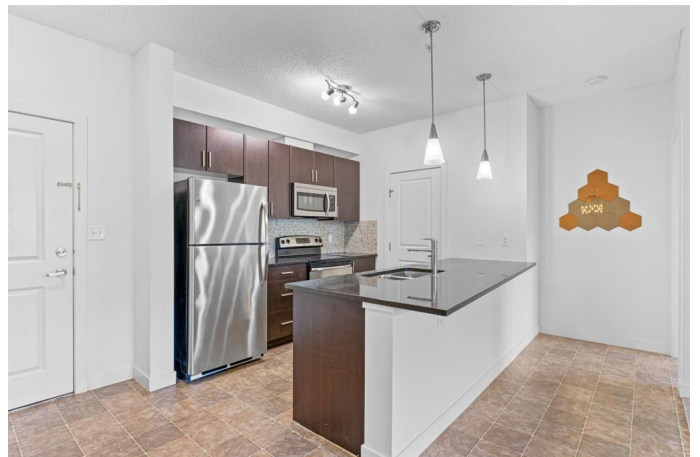
Millrise, Calgary, Alberta

Welcome to this beautifully designed 2 bedroom, 2 bathroom apartment located in the desirable Millrise community – where convenience meets comfort. Boasting high ceilings and large windows, this open-concept layout offers an abundance of natural light and a seamless flow throughout the home.

Enjoy a generous dining and living area that extends to a spacious balcony, complete with a built-in gas line and serene views of the courtyard – perfect for relaxing or entertaining. The modern kitchen is equipped with stainless steel appliances, ample cabinetry, a large walk-in pantry, quartz countertops, and a spacious island that’s perfect for casual dining or entertaining.

The thoughtfully designed floor plan places the spacious primary suite on one side of the unit, featuring a walk-through his-and-hers closet and a private 4-piece ensuite. The second bedroom, located on the opposite side for added privacy, is generously sized and conveniently situated near the second 4-piece bathroom and in-unit laundry room.

This well-managed building includes condo fees that covers heat, water, electricity, a heated underground parking stall, and an assigned storage locker. Residents also enjoy premium amenities including a fully equipped fitness facility, steam room with change rooms and lockers, a theatre/entertainment room,



and a large banquet room with kitchen and washrooms - ideal for hosting gatherings.

Situated just a 10-minute walk to the Shawnessy LRT and steps from Starbucks, Sobeys, Shoppers Drug Mart, and more – this unbeatable location puts everything you need right at your doorstep.

Don't miss this opportunity to live in one of the most connected and amenity-rich communities in the area. Book your private showing today!

Built in 2008

**Essential Information**

MLS® #	A2236333
Price	\$335,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	867
Acres	0.00
Year Built	2008
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

**Community Information**

Address	228, 23 Millrise Drive Sw
Subdivision	Millrise
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 3V1

**Amenities**

Amenities	Bicycle Storage, Elevator(s), Fitness Center, Secured Parking, Visitor
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	Parking, Clubhouse, Party Room, Recreation Room
Parking Spaces	1
Parking	Covered, Heated Garage, Titled, Underground, Gated, Guest, Secured

## Interior

Interior Features	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Baseboard, Natural Gas
Cooling	None
# of Stories	4

## Exterior

Exterior Features	Balcony, BBQ gas line, Courtyard
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	July 3rd, 2025
Days on Market	26
Zoning	DC (pre 1P2007)

## Listing Details

Listing Office	The Real Estate District
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