

# \$335,000 - 136, 23 Millrise Drive Sw, Calgary

MLS® #A2250625

**\$335,000**

2 Bedroom, 2.00 Bathroom, 871 sqft

Residential on 0.00 Acres

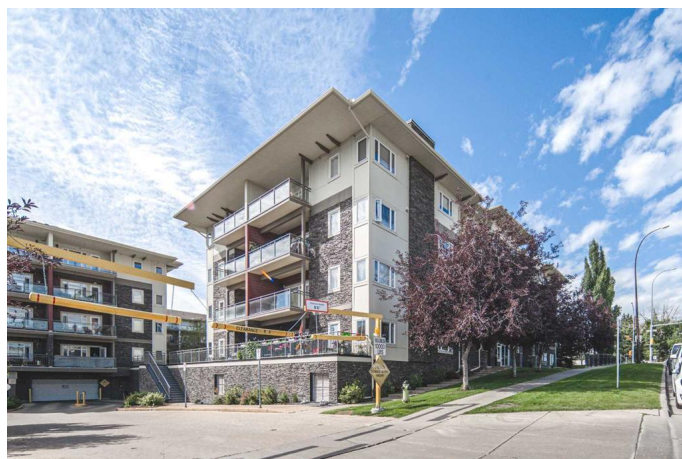
Millrise, Calgary, Alberta

This desirable 2-bedroom, 2-bathroom air-conditioned condo offers both comfort and convenience, starting with a spacious west-facing deck (with gas hookup for your BBQ) that overlooks a quiet central courtyard with secondary street access. Inside, the bright open-concept layout showcases a modern kitchen with dark cabinetry, stainless steel appliances, a large island with an eat-up bar, designer lighting, tiled backsplash, and in-suite laundry. The two generously sized bedrooms are smartly separated by the living area, providing an ideal setup for guests or roommates. Recent upgrades include fresh paint and a new air conditioner (2024). Condo fees cover heat, electricity, water, one titled heated underground parking stall, and a storage locker conveniently located near the elevator. Residents enjoy an excellent selection of amenities, including a full fitness facility, theatre, and party room. With a prime location close to the LRT, Fish Creek Park, shopping, schools, and more, this condo truly has it all.

Built in 2008

## Essential Information

MLS® #	A2250625
Price	\$335,000
Bedrooms	2
Bathrooms	2.00



Full Baths	2
Square Footage	871
Acres	0.00
Year Built	2008
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	136, 23 Millrise Drive Sw
Subdivision	Millrise
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 3V1

### Amenities

Amenities	Elevator(s), Fitness Center, Party Room, Recreation Facilities, Sauna, Visitor Parking
Parking Spaces	1
Parking	Underground

### Interior

Interior Features	Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Baseboard
Cooling	None
# of Stories	4

### Exterior

Exterior Features	None
Lot Description	Lawn, Level, Street Lighting
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	August 21st, 2025
Days on Market	1
Zoning	DC (pre 1P2007)

### **Listing Details**

Listing Office	TrustPro Realty
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