142 23 Millrise Drive SW

Calgary | Active | MLS® A2342499

$299,990









Bedrooms	Bathrooms	Year Built	Living area
2	**2**	**2007**	**858.6 sq. ft.**

Your next move starts with a conversation.

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Listed by Prep Realty Inc.

A closer look

Welcome to 142 - 23 Millrise Drive SW - an inviting TWO-BEDROOM, TWO-BATHROOM condo offering the perfect combination of comfort, convenience, and an amenity-rich lifestyle in Calgary’s established community of Millrise.

Step inside and immediately appreciate the abundance of NATURAL LIGHT, warm atmosphere, and functional OPEN-CONCEPT layout. The spacious living area flows effortlessly into the kitchen, where a large GRANITE ISLAND creates the perfect gathering place for morning coffee, casual meals, meal prep, or entertaining friends and family.

Both bedrooms overlook the peaceful COURTYARD, offering a quiet and relaxing outlook away from the everyday hustle. With TWO BEDROOMS and TWO BATHROOMS, this well-planned layout provides excellent flexibility for couples, roommates, guests, or anyone looking for additional space to work from home.

Enjoy the everyday convenience of IN-SUITE LAUNDRY, a HEATED UNDERGROUND TITLED PARKING STALL, and an ASSIGNED STORAGE LOCKER, giving you additional space for seasonal items and belongings.

The building’s impressive selection of amenities takes condo living to another level. Stay active in the well-equipped FITNESS CENTRE, relax and recharge in Media Room, enjoy your favourite movies in the MEDIA ROOM, or entertain family and friends in the EVENT ROOM - all conveniently located within the building.

And then there’s the LOCATION. Leave the car at home and enjoy excellent connectivity, with both SHAWNESSY CTRAIN STATION and FISH CREEK-LACOMBE CTRAIN STATION within walking distance. Shopping, restaurants, groceries, services, and everyday conveniences are also close at hand, making this an excellent choice for anyone who values accessibility and a connected lifestyle.

Whether you're a FIRST-TIME BUYER, downsizing, or looking for a low-maintenance home with outstanding amenities and convenient transit access, this property delivers an appealing combination of SPACE, COMFORT, and LOCATION.

Come experience the convenience of Millrise living. "Note: Seller is related to the listing Agent"

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2342499
Bedrooms	2
Bathrooms	2
Year Built	2007
Property Type:	Residential

Property Sub Type:	Apartment
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Apartment-Single Level Unit
Total Living Area:	858.6 sq. ft.
Main Level Finished Area:	858.6 sq. ft.
Condo Fee:	$595.44
Condo Fee Includes:	Amenities of HOA/Condo, Common Area Maintenance, Electricity, Heat, Insurance, Professional Management, Reserve Fund Contributions, Water
Acreage:	No
Front Exposure:	North
Unit Exposure:	North
Floor Location:	Ground
Entry Level:	1
Stories Total:	4
Levels:	Single Level Unit
End Unit:	2+ Common Walls
Total Rooms Above Grade:	5
Year built:	2007 (Age: 19)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	0

Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	1
Plan:	0813492
Heating:	Baseboard
Builder:	Canvas at Millrise
New Constr.:	No
Construction Material:	Vinyl Siding
Structure Type:	Low Rise (2-4 stories)
Ensuite:	Yes
Flooring:	Carpet, Linoleum
Cooling:	None
Fireplaces:	0
Garage:	No
Parking:	Garage Door Opener, Underground
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Unit
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	Canvas at Millrise
Community:	Millrise
Amenities:	Bicycle Storage, Elevator(s), Fitness Center, Gazebo, Party Room, Secured Parking, Storage, Visitor Parking
Appliances:	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Inclusions:	None
Restrictions:	Board Approval

Pets Allowed:	Restrictions
Main Floor	Walk-In Closet · 4'5" × 4'4" ·
Main Floor	Laundry · 4'9" × 3'3" ·
Main Floor	Bedroom - Primary · 15' × 10'1" ·
Main Floor	Bedroom · 11'4" × 10'2" ·
Main Floor	Balcony · 14'8" × 7'5" ·
Main Floor	Living Room · 14'10" × 11'1" ·
Main Floor	Dining Room · 11' × 10'8" ·
Main Floor	Kitchen With Eating Area · 11'6" × 8'11" ·
Main Floor	Entrance · 8' × 5'5" ·
Title to Land:	Fee Simple
Community Features:	Playground, Schools Nearby, Shopping Nearby, Walking/Bike Paths
Interior Features:	Granite Counters, Kitchen Island, Walk-In Closet(s)
Exterior Features:	Balcony, BBQ gas line
Patio And Porch Features:	Balcony(s)
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone S
Zoning:	DC (pre 1P2007)
Listed Date:	Sep 11, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/142-23-millrise-drive-sw-calgary-a2342499/

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