212 11 Millrise Drive SW

Calgary | Active | MLS® A2348730

$322,000









Bedrooms	Bathrooms	Year Built	Living area
2	**2**	**2008**	**870.97 sq. ft.**

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Listed by Easy List Realty

A closer look

For more information, please click the "More Information" button.
Welcome to this beautifully maintained 2 bedroom, 2 bathroom condo offering 872 sq. ft. of bright, functional living space in the highly sought after Canvas at Millrise. Perfectly situated in Building 11 on the second floor, this home enjoys a quiet west facing location with all windows and the private balcony overlooking the beautifully landscaped courtyard an ideal setting to enjoy afternoon sunshine, summer BBQs, or simply unwind at the end of the day. Designed with comfort and privacy in mind, the desirable split bedroom layout places the bedrooms on opposite sides of the home. The spacious primary suite features a walk through closet leading to a private 4 piece ensuite, while the second bedroom and full bathroom provide the perfect space for guests, family members, or a home office. The open concept design is enhanced by 9 foot ceilings and large windows that fill the living space with natural light. The functional kitchen offers ample cabinetry, a spacious pantry, and new stainless steel stove and dishwasher, making meal preparation both practical and enjoyable. The adjoining dining and living areas create an inviting space for everyday living and entertaining. Step outside onto your private west facing balcony featuring a natural gas BBQ hookup and peaceful courtyard views an extension of your living space during Calgary's warmer months. Additional features include titled heated underground parking, a secure heated underground bicycle storage, a storage locker, in suite laundry, portable air conditioning, and a combination of low maintenance flooring with comfortable carpet in the bedrooms. Residents of Canvas at Millrise enjoy exceptional amenities including a well appointed clubhouse, fitness center, recreation/media lounge, party room, beautifully maintained courtyard, and visitor parking. Ideally located just a short walk to Fish Creek Lacombe CTrain Station, Shawnessy CTrain Station and Fish Creek park, this home is also close to schools, minutes walk to Sobeys and shopping centers, restaurants, and scenic walking paths. With quick access to Macleod Trail and Stoney Trail, commuting anywhere in Calgary is fast and convenient. Whether you're a first time buyer, professional, downsizer, or investor, this home offers the perfect combination of comfort, privacy, convenience, and lifestyle in one of southwest Calgary's most desirable condominium communities. Condo fees include heat, electricity, water, sewer, professional management, reserve fund contributions, common area maintenance, snow removal, and access to the outstanding building amenities.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2348730
Bedrooms	2
Bathrooms	2
Year Built	2008
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:	870.97 sq. ft.
Condo Fee:	$595.45
Condo Fee Includes:	Amenities of HOA/Condo, Common Area Maintenance, Electricity, Heat, Insurance, Maintenance Grounds, Parking, Professional Management, Reserve Fund Contributions, Residential Manager, Security, Security Personnel, Sewer, Snow Removal, Trash, Water
Front Exposure:	West
Unit Exposure:	West
Floor Location:	Other
Entry Level:	2
Stories Total:	4
Levels:	Single Level Unit
End Unit:	2+ Common Walls
Total Rooms Above Grade:	5
Year built:	2008 (Age: 18)
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:	0815798
Heating:	Baseboard, Natural Gas
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Mixed
Structure Type:	Low Rise (2-4 stories)
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Linoleum, Vinyl
Cooling:	Partial
Fireplaces:	0
Garage:	No
Garage Spaces:	0
Parking:	Parkade, Stall, Underground
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Unit, Laundry Room
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	Canvas at Millrise
Community:	Millrise
Amenities:	Clubhouse, Elevator(s), Fitness Center, Parking, Party Room, Snow Removal, Storage, Trash, Visitor Parking
Appliances:	Dishwasher, Dryer, Refrigerator, Stove(s), Washer, Microwave Hood Fan
Inclusions:	Portable Air Conditioner
Restrictions:	Restrictive Covenant-Building Design/Size

Pets Allowed:	Restrictions
Main Floor	Bedroom · 12'10" × 10'5" ·
Main Floor	Dining Room · 12'9" × 10'5" ·
Main Floor	Kitchen · 9'8" × 8'4" ·
Main Floor	Living Room · 14'11" × 12'10" ·
Main Floor	Bedroom - Primary · 10'8" × 10'3" ·
Title to Land:	Fee Simple
Community Features:	Clubhouse, Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights
Interior Features:	Closet Organizers, High Ceilings, Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Storage, Walk-In Closet(s)
Exterior Features:	Courtyard, Storage, BBQ gas line
Patio And Porch Features:	Balcony(s)
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone S
Zoning:	DC
Listed Date:	Sep 28, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/212-11-millrise-drive-sw-calgary-a2348730/

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Data was last updated November 23, 2026 at 02:05 PM (UTC)

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