328 23 Millrise Drive SW

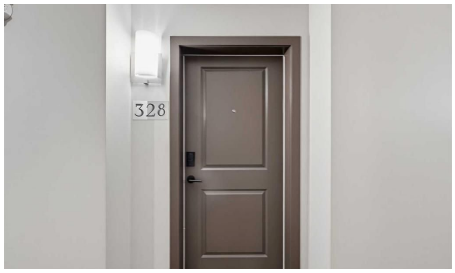
Calgary | Active | MLS® A2358267

$309,000









Bedrooms	Bathrooms	Year Built	Living area
2	**2**	**2008**	**866 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Town Residential

A closer look

Discover an exceptional opportunity to reside within Calgary’s sought-after "Canvas at Millrise" offering both comfort and convenience! This exceptionally cared for 2 bedroom / 2 bathroom unit offers 866 square feet with high ceilings, extra storage, and a gorgeous Courtyard View. The thoughtfully designed kitchen features a large island and oversized pantry enhancing both functionality and organization. Both bedrooms are large and bright with the primary boasting a generous walk-in closet and four-piece ensuite. The In-suite laundry closet offers plenty of storage space and room for an additional fridge or freezer. You will absolutely love the spacious patio! It is quiet and private with gorgeous views of the Courtyard - perfect to enjoy your morning coffee or entertaining guests in the evening. It also comes complete with a gas hookup for your BBQ. Residents enjoy the comfort of knowing the building includes extra security and heated underground parking. The Amenities Centre includes a fantastic fitness center, library, games room, and even a party hall that residents can rent out for special functions. The condo fees also include heat, electricity, water, sewer, professional management, reserve fund contributions, common area maintenance and snow removal. There is also an abundance of assigned above and underground visitor parking as well as street parking for your guests. Conveniently located minutes from the LRT, Shopping, Restaurants, Fish Creek Park, and St.Mary's University, truly make this home the complete package!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2358267
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:	866 sq. ft.
Main Level Finished Area:	866 sq. ft.
Condo Fee:	$595.44
Condo Fee Includes:	Common Area Maintenance, Electricity, Heat, Insurance, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Trash, Water
Front Exposure:	North
Unit Exposure:	Northwest, Southeast
Floor Location:	Other
Entry Level:	1
Stories Total:	4
Levels:	Single Level Unit
End Unit:	2+ Common Walls
Total Rooms Above Grade:	6
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:	0813492
Heating:	Baseboard
New Constr.:	No
Construction Material:	Concrete, Mixed, Stone
Structure Type:	Low Rise (2-4 stories)
Roof:	Asphalt Shingle

Ensuite:	Yes
Flooring:	Carpet, Ceramic Tile
Cooling:	None
Fireplaces:	0
Garage:	No
Parking:	Heated Garage, Parkade, Secured, See Remarks, Stall, Titled, 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, Clubhouse, Elevator(s), Fitness Center, Gazebo, Parking, Party Room, Picnic Area, Recreation Room, Secured Parking, Visitor Parking
Appliances:	Dishwasher, Microwave Hood Fan, Oven, Refrigerator, Window Coverings
Inclusions:	N/A
Restrictions:	Pet Restrictions or Board approval Required
Pets Allowed:	Restrictions, Yes
Main Floor	Bedroom · 13'2" × 10'4" ·
Main Floor	Dining Room · 11'8" × 10'3" ·
Main Floor	Kitchen · 12'3" × 11'4" ·
Main Floor	Foyer · 5'7" × 3'11" ·
Main Floor	Laundry · 5'5" × 5'1" ·
Main Floor	Living Room · 14'7" × 12'8" ·
Main Floor	Pantry · 8'2" × 3'3" ·

Main Floor	Bedroom - Primary · 10'7" × 10'3" ·
Main Floor	Walk-In Closet · 6'7" × 4' ·
Title to Land:	Fee Simple
Community Features:	Clubhouse, Golf, Park, Schools Nearby, Shopping Nearby, Walking/Bike Paths
Interior Features:	Elevator, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Recreation Facilities, See Remarks, Storage, Walk-In Closet(s)
Exterior Features:	Balcony, BBQ gas line, Courtyard
Patio And Porch Features:	Patio, See Remarks
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone S
Zoning:	DC
Listed Date:	Nov 13, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/328-23-millrise-drive-sw-calgary-a2358267/

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