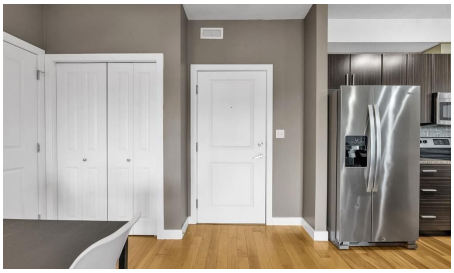
407 11 Millrise Drive SW

Calgary | Active | MLS® A2320724

$310,000









Bedrooms	Bathrooms	Year Built	Living area
2	**2**	**2008**	**875 sq. ft.**

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Listed by Zolo Realty

A closer look

elcome to Canvas at Millrise! This beautifully updated 2 bedroom, 2 bathroom top-floor condo offers the perfect blend of comfort, style, and convenience in one of southwest Calgary's most connected communities. Freshly painted throughout, this bright and open-concept home is designed for comfortable everyday living and effortless entertaining, with a private balcony and gas BBQ hookup perfect for relaxing or hosting.

The well-appointed kitchen showcases granite countertops, ample cabinetry, a pantry, and a functional island overlooking the spacious living and dining areas. The thoughtfully designed split-bedroom layout offers excellent privacy, with the primary suite featuring a walk-through closet and a 4-piece ensuite, while the second bedroom is ideal for guests, roommates, or a home office.

Additional highlights include in-suite laundry with extra storage, a separate storage locker, and titled underground parking, along with access to excellent building amenities including a fitness room, party room, and visitor parking. The building is pet friendly as well.

Ideally located within walking distance of shopping, restaurants, amenities, and transit, this move-in-ready home presents an exceptional opportunity for first-time buyers, downsizers, and investors alike. Enjoy low-maintenance living in the heart of the desirable Millrise community!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2320724
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:	875 sq. ft.
Condo Fee:	$580.91
Condo Fee Includes:	Amenities of HOA/Condo, Common Area Maintenance, Electricity, Heat, Insurance, Professional Management, Reserve Fund Contributions, Snow Removal, Trash, Water
Front Exposure:	Northwest
Unit Exposure:	Northwest
Floor Location:	Top
Entry Level:	4
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; 473
Heating:	Baseboard
New Constr.:	No
Construction Material:	Stone, Vinyl Siding, Wood Frame
Structure Type:	Low Rise (2-4 stories)
Roof:	Asphalt Shingle
Ensuite:	Yes

Flooring:	Carpet, Tile, Vinyl Plank
Cooling:	None
Fireplaces:	0
Garage:	No
Parking:	Owned, Parkade, 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, Parking, Secured Parking, Snow Removal, Visitor Parking
Appliances:	Dishwasher, Range, Range Hood, Refrigerator, Washer/Dryer
Inclusions:	N/A
Restrictions:	Pet Restrictions or Board approval Required
Pets Allowed:	Restrictions, Cats OK, Dogs OK
Main Floor	Kitchen · 9'7" × 8'10" ·
Main Floor	Living Room · 13'2" × 12'10" ·
Main Floor	Dining Room · 9'1" × 7'5" ·
Main Floor	Bedroom · 10'4" × 10'2" ·
Main Floor	Bedroom · 10'5" × 10'5" ·
Main Floor	Laundry · 5'7" × 4'4" ·
Title to Land:	Fee Simple
Community Features:	Clubhouse, Schools Nearby, Shopping Nearby

Interior Features:	Granite Counters
Exterior Features:	Balcony, BBQ gas line, Courtyard
Patio And Porch Features:	Balcony(s)
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone S
Zoning:	DC (pre 1P2007)
Listed Date:	Jun 19, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/407-11-millrise-drive-sw-calgary-a2320724/

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