441 11 Millrise Drive SW

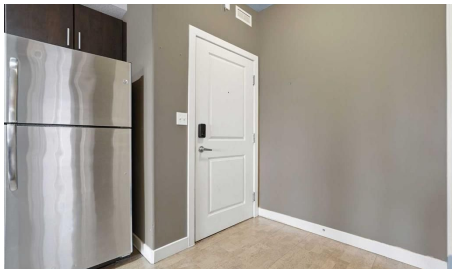
Calgary | Active | MLS® A2333575

$319,800









Bedrooms	Bathrooms	Year Built	Living area
2	**2**	**2008**	**862.05 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by RE/MAX First and RE/MAX Complete Realty

A closer look

Welcome to CANVAS AT MILLRISE! This CLEAN and inviting TOP-FLOOR condo offers 860 sq. ft. of comfortable living space with 2 BEDROOMS, 2 BATHROOMS and a functional floor plan that makes great use of every square foot. The GOOD-SIZED KITCHEN offers plenty of room for cooking and gathering and opens into the main living and dining area, creating a great space for everyday living and entertaining. The primary bedroom features its own 3-PIECE ENSUITE, while the second bedroom offers flexibility for guests, a roommate or home office. IN-SUITE LAUNDRY adds everyday convenience, with plenty of opportunity to add your own personal touches and make the space your own. A TITLED UNDERGROUND PARKING stall is included, along with VISITOR PARKING for your guests. Condo living is made even easier with ALL UTILITIES INCLUDED IN THE CONDO FEES. The building is also PET FRIENDLY and offers some great extras including a FITNESS ROOM and PARTY ROOM.
Located in the established south Calgary community of Millrise, you’re just minutes from the LRT, shopping, schools, restaurants and all the everyday conveniences you need. Whether you’re a FIRST-TIME BUYER looking to get into the market, ready to DOWNSIZE, or searching for an INVESTMENT property, this top-floor home offers a great opportunity in a convenient location. Clean, comfortable and ready for you to make it your own - come see what life at Canvas at Millrise has to offer!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2333575
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:	862.05 sq. ft.
Main Level Finished Area:	862.05 sq. ft.
Condo Fee:	$595.45
Condo Fee Includes:	Common Area Maintenance, Electricity, Heat, Maintenance Grounds, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Water
Front Exposure:	North
Unit Exposure:	North, Northwest, West
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
Heating:	Baseboard
New Constr.:	No
Construction Material:	Wood Frame
Structure Type:	Low Rise (2-4 stories)
Ensuite:	Yes

Flooring:	Carpet, Cork
Cooling:	None
Fireplaces:	0
Garage:	No
Parking:	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:	Clubhouse, Fitness Center, Party Room, Visitor Parking
Appliances:	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings
Inclusions:	Microwave Hood Fan
Restrictions:	Restrictive Covenant
Pets Allowed:	Restrictions
Main Floor	Bedroom · 11'4" × 10'5" ·
Main Floor	Dining Room · 11'8" × 11'7" ·
Main Floor	Kitchen · 11'8" × 8'1" ·
Main Floor	Living Room · 15'1" × 11' ·
Main Floor	Bedroom - Primary · 15'1" × 13'10" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby
Interior Features:	Breakfast Bar, Open Floorplan, See Remarks, Walk-In Closet(s)
Exterior Features:	Balcony

Patio And Porch Features:	Balcony(s)
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone S
Zoning:	DC (pre 1P2007)
Listed Date:	Aug 10, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/441-11-millrise-drive-sw-calgary-a2333575/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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