

# \$335,000 - 228, 23 Millrise Drive Sw, Calgary

MLS® #A2236333

**\$335,000**

2 Bedroom, 2.00 Bathroom, 867 sqft

Residential on 0.00 Acres

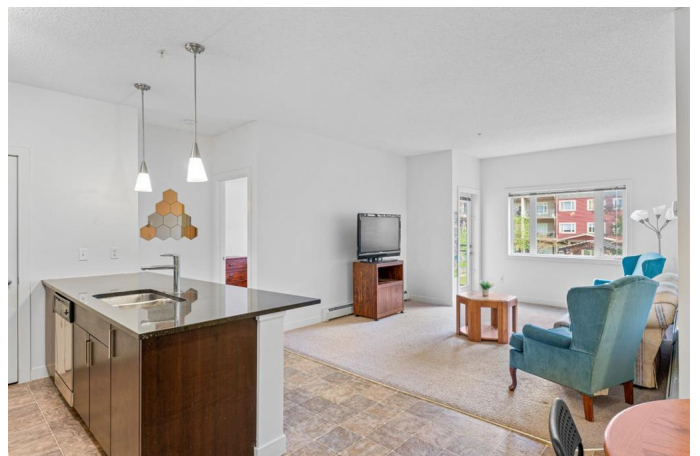
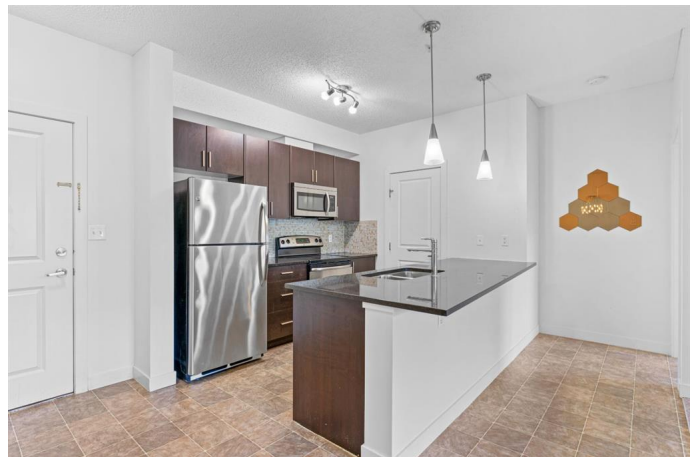
Millrise, Calgary, Alberta

Welcome to this beautifully designed 2 bedroom, 2 bathroom apartment located in the desirable Millrise community – where convenience meets comfort. Boasting high ceilings and large windows, this open-concept layout offers an abundance of natural light and a seamless flow throughout the home.

Enjoy a generous dining and living area that extends to a spacious balcony, complete with a built-in gas line and serene views of the courtyard – perfect for relaxing or entertaining. The modern kitchen is equipped with stainless steel appliances, ample cabinetry, a large walk-in pantry, quartz countertops, and a spacious island that’s perfect for casual dining or entertaining.

The thoughtfully designed floor plan places the spacious primary suite on one side of the unit, featuring a walk-through his-and-hers closet and a private 4-piece ensuite. The second bedroom, located on the opposite side for added privacy, is generously sized and conveniently situated near the second 4-piece bathroom and in-unit laundry room.

This well-managed building includes condo fees that covers heat, water, electricity, a heated underground parking stall, and an assigned storage locker. Residents also enjoy premium amenities including a fully equipped fitness facility, steam room with change rooms and lockers, a theatre/entertainment room,



and a large banquet room with kitchen and washrooms - ideal for hosting gatherings.

Situated just a 10-minute walk to the Shawnessy LRT and steps from Starbucks, Sobeys, Shoppers Drug Mart, and more – this unbeatable location puts everything you need right at your doorstep.

Don’t miss this opportunity to live in one of the most connected and amenity-rich communities in the area. Book your private showing today!

Built in 2008

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2236333          |
| Price          | \$335,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 867               |
| Acres          | 0.00              |
| Year Built     | 2008              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

**Community Information**

|             |                           |
|-------------|---------------------------|
| Address     | 228, 23 Millrise Drive Sw |
| Subdivision | Millrise                  |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T2Y 3V1                   |

**Amenities**

|           |                                                                      |
|-----------|----------------------------------------------------------------------|
| Amenities | Bicycle Storage, Clubhouse, Elevator(s), Fitness Center, Party Room, |
|-----------|----------------------------------------------------------------------|

|                |                                                                    |
|----------------|--------------------------------------------------------------------|
|                | Recreation Room, Secured Parking, Visitor Parking                  |
| Parking Spaces | 1                                                                  |
| Parking        | Covered, Gated, Guest, Heated Garage, Secured, Titled, Underground |

## Interior

|                   |                                                                                                                         |
|-------------------|-------------------------------------------------------------------------------------------------------------------------|
| Interior Features | High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage        |
| Appliances        | Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings |
| Heating           | Baseboard, Natural Gas                                                                                                  |
| Cooling           | None                                                                                                                    |
| # of Stories      | 4                                                                                                                       |

## Exterior

|                   |                                  |
|-------------------|----------------------------------|
| Exterior Features | Balcony, BBQ gas line, Courtyard |
| Construction      | Stone, Vinyl Siding, Wood Frame  |
| Foundation        | Poured Concrete                  |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 3rd, 2025  |
| Days on Market | 33              |
| Zoning         | DC (pre 1P2007) |

## Listing Details

|                |                          |
|----------------|--------------------------|
| Listing Office | The Real Estate District |
|----------------|--------------------------|

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