



## 136, 23 Millrise Drive SW, Calgary, Alberta - \$335,000



Main Photo

### Property Description

This desirable 2-bedroom, 2-bathroom air-conditioned condo offers both comfort and convenience, starting with a spacious west-facing deck (with gas hookup for your BBQ) that overlooks a quiet central courtyard with secondary street access. Inside, the bright open-concept layout showcases a modern kitchen with dark cabinetry, stainless steel appliances, a large island with an eat-up bar, designer lighting, tiled backsplash, and in-suite laundry. The two generously sized bedrooms are smartly separated by the living area, providing an ideal setup for guests or roommates. Recent upgrades include fresh paint (2024) and a new air conditioner (2023). Condo fees cover heat, electricity, water, one titled heated underground parking stall, and a storage locker conveniently located near the elevator. Residents enjoy an excellent selection of amenities, including a full fitness facility, theatre, and party room. With a prime location close to the LRT, Fish Creek Park, shopping, schools, and more, this condo truly has it all.



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