

**11 Millrise Drive SW # 104 Calgary, AB T2Y0K7**

**Residential  
Incomplete**

**A2020208**

**DOM:** 0  
**CDOM:**

**LP:** \$199,500.00  
**OP:**



**Class:** Apartment  
**County:** Calgary  
**Type:** Low Rise (2-4 stories)  
**Levels:** Single Level Unit  
**Year Built:** 2009  
**LINC#:** [0033681040](#)  
**Arch Style:** Apartment  
**Possession:** Immediate, Negotiable  
**Lot Dim:**  
**Legal Desc:** 0815798;358  
**Legal Pln:** 0815798 **Blk:**

**City:** Calgary  
**Subdivision:** Millrise  
**Ttl Beds:** 1  
**F/H Bth:** 1/0  
**RMS SQFT:** 507.83  
**LP/SF:** \$392.85  
**Suite:** No  
**Lot Size:** SqFt  
**Lot:** **Condo:** Yes

**Zoning:** DC (pre 1P2007)  
**Title to Lnd:** Fee Simple  
**Disclosures:** No Disclosure  
**Restrict:** None Known

**Tax Amt/Yr:** \$1,126.00/2022  
**Loc Imp Amt:**  
**Front Exp:** N

**Public Remarks:** AMAZING OPPORTUNITY! Is this main floor unit your next home? Welcome to this Courtyard Yard facing condo where you are greeted by an open floor plan that features 1 bedroom and 1 bathroom making it a perfect home for a young professional or couple! Modern kitchen design with a central island and stainless-steel appliances. Special work/computer area. Convenient in suite Laundry. Heated, underground Titled Parking, separate storage locker and bike racks. Access to the complex amenities – Gym, Steam Room, Media Room, and Social Room with a Full Kitchen. Excellent location, steps to LRT and Shopping, Close to Fish Creek Park... a must see! Don't miss out and come check it out today!

**Directions:**

**Rooms & Measurements**

|                  |           |           |           |           |           |                   |                        |             |        |             |
|------------------|-----------|-----------|-----------|-----------|-----------|-------------------|------------------------|-------------|--------|-------------|
|                  | <b>2P</b> | <b>3P</b> | <b>4P</b> | <b>5P</b> | <b>6P</b> |                   | <b>Total AG:</b> 47.18 | <b>Mtr2</b> | 507.83 | <b>SqFt</b> |
| <b>Baths:</b>    | 0         | 0         | 0         | 0         | 0         | <b>Bed Abv:</b> 1 |                        |             |        |             |
| <b>EnSt Bth:</b> | 0         | 0         | 1         | 0         | 0         | <b>Rms Abv:</b> 5 |                        |             |        |             |

**Property Information**

**Basement:**  
**Heating:** Baseboard, Boiler  
**Construction:** Concrete, Stone, Vinyl Siding  
**Foundation:**  
**Exterior Feat:** Courtyard  
**Roof Type:** Asphalt Shingle  
**Reports:** RMS Supplements  
**Parking:** Underground **Total:** 1  
**Features:** Built-in Features, Kitchen Island, Open Floorplan, Separate Entrance  
**Comm Feature:** Clubhouse, Schools Nearby, Playground, Shopping Nearby  
**Goods Include:** NA  
**Appliances:** Dishwasher, Dryer, Electric Cooktop, Microwave Hood Fan, Refrigerator, Washer  
**Other Equip:** None  
**Goods Exclude:** NA

**Lndry Feat:** In Unit  
**Cooling:** None  
**Fireplaces:** 0  
**Flooring:** Carpet, Linoleum  
**Fencing:**  
**Balcony:** Patio

**Condo Information**

**Condo Name:** Canvas at Millrise  
**Condo Type:** Conventional  
**Mgmt Co/Ph:** Quarter Park/5873561622  
**Prk Plan Type:** Titled  
**Legal Desc:** 0815798/0815798;358  
**Legal Park:** 0815798/664  
**Legal Stor:**  
**# of Units:**  
**Fee Includes:** Electricity, Insurance, Interior Maintenance, Maintenance Grounds, Professional Management, Sewer, Snow Removal, Trash, Water

**Post Tension:** No  
**Prk Stall #:** 664  
**Storage Type:** Assigned  
**Locker #:** TBD  
**Registrd Size:**

**Condo Fee:** \$355.79/Monthly  
**HOA:**  
**Floor #:** 1  
**# Elevators:** 1  
**Total Floors:** 4  
**Common Walls:** 2+ Common Walls  
**Unit Exposure:** N  
**Unit Factor:** 19.0  
**Prk Unit Factor:** 3

**Reg Size Incl:**  
**Assoc Amen:** Elevator(s), Fitness Center, Park, Recreation Room, Sauna

**Rooms Information**

| Type             | Level | Dimensions   | Type        | Level | Dimensions    |
|------------------|-------|--------------|-------------|-------|---------------|
| Kitchen          | Main  | 9`6" x 8`4"  | Living      | Main  | 13`4" x 12`0" |
| Foyer            | Main  | 7`2" x 3`10" | Laundry     | Main  | 4`0" x 3`0"   |
| Other            | Main  | 20`0" x 8`6" | Primary Bed | Main  | 9`10" x 9`6"  |
| 4pc Ensuite bath | Main  | 8`0" x 5`0"  |             |       | 3.00M x 2.90M |

**Agent & Office Information**

**List REALTOR®:** [Mike Abou Daher](#) team@mikeaboudaher.com  
**List Firm:** [REAL BROKER](#)  
**Firm Address:** #700, 1816 CROWCHILD TRAIL NW, CALGARY, T2M3Y7

**Phone:** [403-809-9386](tel:403-809-9386)  
**Phone:** [855-623-6900](tel:855-623-6900)  
**Firm Fax:**

**Appt:** ShowingTime  
**Showing Contact:** Mike Abou Daher 403-809-9386  
**Comm:** 3.5% on the first 100k, 1.5% on the balance  
**LB Type/Info:** CREB Lobby Box/Lockbox is located on rail of the amenities building and provides access to the unit from the back at the Courtyard. It's the first unit, has a patio set outside.  
**Owner Name:** Ballard  
**Occupancy:** Vacant  
**Member Rmks:** All Offers or Questions please contact Mike Abou Daher at (403) 809-9386 or team@mikeaboudaher.com "Please do not schedule or attend showings if anyone in your party exhibits cold/flu-like symptoms or has been exposed to the virus"

**List Date:** 01/19/2023  
**Expiry Dt:** 05/18/2023  
**With Dt:**

**Ownership:** Private

**Exclusion:** No

**SRR:** No

**Printed Date:** 01/19/2023 3:35:57 PM

INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED. AS OF 2017 MEASUREMENTS ARE PER RESIDENTIAL MEASUREMENT STANDARDS (RMS).

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