

**11 Millrise Drive SW # 221 Calgary, AB T2Y 3V1**

**Residential  
Incomplete**

**A2134320**

**DOM:** 0

**LP:** \$329,000.00

**CDOM:**

**OP:**



**Class:** Apartment  
**County:** Calgary  
**Type:** Low Rise (2-4 stories)  
**Levels:** Single Level Unit  
**Year Built:** 2010  
**LINC#:** [0033681321](#)  
**Arch Style:** Low-Rise(1-4)  
**Possession:** Negotiable  
**Lot Dim:**  
**Legal Desc:** 0815798;386  
**Legal Pln:** 0815798 **Blk:**

**City:** Calgary  
**Subdivision:** Millrise  
**Ttl Beds:** 2  
**F/H Bth:** 2/0  
**RMS SQFT:** 870.00  
**LP/SF:** \$378.16  
**Suite:** No  
**Lot Size:** SqFt  
**Lot:** **Condo:** Yes

**Zoning:** DC (pre 1P2007)  
**Title to Lnd:** Fee Simple  
**Disclosures:** No Disclosure  
**Restrict:** Restrictive Covenant

**Tax Amt/Yr:** \$1,406.00/2023  
**Loc Imp Amt:**  
**Front Exp:** E

**Public Remarks:  
Directions:**

**Rooms & Measurements**

	2P	3P	4P	5P	6P		Total AG:	Mtr2		SqFt
<b>Baths:</b>	0	0	1	0	0	<b>Bed Abv:</b> 2	80.82		870.00	
<b>EnSt Bth:</b>	0	0	1	0	0	<b>Rms Abv:</b> 5				

**Property Information**

**Basement:**  
**Heating:** Baseboard  
**Construction:** Stone, Vinyl Siding, Wood Frame  
**Foundation:**  
**Exterior Feat:** Courtyard  
**Roof Type:** Asphalt Shingle  
**Reports:** RMS Supplements  
**Parking:** Titled, Underground **Total:** 1  
**Features:** High Ceilings, Open Floorplan, Pantry  
**Comm Feature:** Clubhouse, Playground, Schools Nearby, Shopping Nearby  
**Goods Include:** Window Coverings  
**Appliances:** Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer  
**Other Equip:** None  
**Goods Exclude:** N/A

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

**Condo Information**

**Condo Name:** Canvas at Millrise  
**Condo Type:** Conventional  
**Mgmt Co/Ph:** 5873561622  
**Prk Plan Type:** Titled  
**Legal Desc:** 0815798/386  
**Legal Park:** 0815798/569  
**Legal Stor:**  
**# of Units:**  
**Fee Includes:** Amenities of HOA/Condo, Heat, Insurance, Professional Management, Reserve Fund Contributions  
**Reg Size Incl:** Interior Above Grade  
**Assoc Amen:** Elevator(s), Fitness Center, Gazebo, Party Room, Sauna, Storage  
**Pets Allowed:** Restrictions, Yes

**Post Tension:** No  
**Prk Stall #:**  
**Storage Type:** Assigned  
**Locker #:** 934  
**Registrd Size:** 80.85

**Condo Fee:**  
**HOA:**  
**Floor #:** 2  
**# Elevators:** 2  
**Total Floors:** 4  
**Common Walls:** 2+ Common Walls  
**Unit Exposure:** E  
**Unit Factor:** 32  
**Prk Unit Factor:** 3  
**Floor Location:** Other

**Rooms Information**

Type	Level	Dimensions	Type	Level	Dimensions
Kitchen	Main	9' 9" x 9' 2"	Pantry	Main	8' 1" x 9' 0"
Dining	Main	11' 2" x 12' 10"	Living	Main	13' 3" x 12' 9"
Laundry	Main	5' 7" x 4' 5"	Primary Bed	Main	10' 5" x 10' 2"
Bedrm	Main	12' 10" x 10' 4"	4pc Bathroom	Main	7' 10" x 4' 10"
4pc Ensuite bath	Main	8' 0" x 4' 10"			2.46M x 2.74M

**Agent & Office Information**

**List REALTOR®:** [Mike Abou Daher](#) team@mikeaboudaher.com  
**List Firm:** [Real Broker](#)  
**Firm Address:** #700, 1816 CROWCHILD TRAIL NW, CALGARY, T2M3Y7  
**Appt:** ShowingTime  
**Showing Contact:** Mike Abou Daher 403-809-9386  
**Comm:** 3.5% on the first 100k, 1.5% on the balance

**Phone:** [403-809-9386](tel:403-809-9386)  
**Phone:** [855-623-6900](tel:855-623-6900)  
**Firm Fax:**  
**List Date:** 05/23/2024  
**Expiry Dt:** 09/22/2024

**LB Type/Info:** SentiLock/Lockbox is located on the railing on the clubhouse building with **With Dt:**  
serial #1162650

<b>Owner Name:</b>	Ballard	<b>Ownership:</b>	Private	<b>Dower Rt:</b>	
<b>Occupancy:</b>	Owner	<b>Exclusion:</b>	No	<b>SRR:</b>	No
<b>Member Rmks:</b>	All Offers or Questions please contact Mike Abou Daher at (403) 809-9386 or team@mikeaboudaher.com.				

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