

11 Millrise Drive SW # 427 Calgary, AB T2Y 0K7**Residential****Active****Banner:****A2343760****PD:****DOM:** 0**LP:** \$319,900.00**CDOM:** 198**OP:** \$319,900.00**TOP FLOOR + 2 TITLED PARKING | PRICED TO SELL**

Class:	Apartment	City:	Calgary
County:	Calgary	Subdivision:	Millrise
Type:	Low Rise (2-4 stories)	Ttl Beds:	2
Levels:	Single Level Unit	F/H Bth:	2/0
Year Built:	2008	RMS SQFT:	875.00
LINC#:	0033682097	LP/SF:	\$365.60
Arch Style:	Apartment-Single Level Unit	Suite:	No
# Beds on Main:	2	# EnSuites:	1
# Illegal Suite:	0	# Legal Suite:	0
Possession:	Immediate, Negotiable	Lot Size:	SF SM
Lot Dim:		Lot Depth:	M'
Front Length:		Lot:	
Legal Desc:	0815798;463	Condo:	Yes
Legal Pln:	0815798	Blk:	
Zoning:	DC (pre 1P2007)	Tax Amt/Yr:	\$2,274.00/2026
Title to Lnd:	Fee Simple	Loc Imp Amt:	
Disclosures:	No Disclosure	Front Exp:	N
Restrict:	Pet Restrictions or Board approval Required		

Recent Change:**09/08/2026 : NEW**

Public Remarks: TOP FLOOR. TWO TITLED UNDERGROUND PARKING STALLS. 2 BEDROOMS. 2 FULL BATHROOMS. And now offered at a price designed to get attention. Welcome to Unit 427 at Canvas at Millrise - a beautifully updated 875 sq. ft. top-floor condo offering a combination that is increasingly hard to find at this price point. Step inside and you'll immediately notice how clean and move-in ready it feels. The entire unit has been freshly painted and features luxury vinyl plank flooring throughout, complete with an additional cork underlay for enhanced sound reduction. Add in the benefits of top-floor living and you have a quieter, more private place to call home. The open-concept kitchen and living area offers plenty of room to entertain or simply relax at the end of the day. The kitchen features stone countertops and stainless steel appliances. Comfort has also been upgraded with a high-end heating and air-conditioning unit, along with ceiling fan/light fixtures in the dining area and both bedrooms. The spacious primary bedroom includes a walk-through closet leading to its own 4-piece ensuite. A generously sized second bedroom and separate 4-piece bathroom make the layout ideal for guests, roommates, a home office or anyone wanting a little extra separation. You'll also appreciate the dedicated in-suite laundry and storage room, private balcony with elevated top-floor views, an additional storage locker and one of the biggest highlights - TWO TITLED UNDERGROUND PARKING STALLS. Located in established Millrise, you're just minutes from the LRT, shopping, schools, restaurants and everyday amenities, with quick access to Macleod Trail, Shawnessy and the rest of south Calgary. Whether you're buying your first home, downsizing or looking for a well-located investment, this one deserves a closer look. TOP FLOOR. TWO TITLED UNDERGROUND STALLS. UPDATED THROUGHOUT. 875 SQ. FT. AND PRICED TO SELL. This is a limited-time launch at an exceptional price - book your private showing while the opportunity is here. (Some images have been virtually staged or digitally enhanced for presentation purposes.)

Directions:**Rooms & Measurements**

	1P	2P	3P	4P	5P	6P		Total AG:	81.29	Mtr2	875.00	SqFt
Baths:	0	0	0	1	0	0	Bed Abv: 2					
EnSt Bth:	0	0	0	1	0	0	Rms Abv: 6					

Property Information

Basement:		Laundry Ft:	In Unit
Heating:	Baseboard, Natural Gas	Cooling:	Central Air
Construction:	Stone, Vinyl Siding, Wood Frame	Fireplaces:	0
Foundation:		Flooring:	Vinyl Plank
Exterior Feat:	Balcony, Storage	Fencing:	
Roof Type:		Patio/Porch:	Balcony(s)
Reports:	RMS Supplements		
Parking:	Underground Total: 2		
Features:	Ceiling Fan(s), Closet Organizers, Elevator, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Stone Counters, Walk-In Closet(s)		
Comm Feature:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths		
Goods Include:	N/A		
Appliances:	Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings		
Other Equip:	None		
Goods Exclude:	N/A		

Condo Information

Condo Name:	Canvas at Millrise	Condo Fee:	\$630.71/Monthly
Condo Type:	Conventional Condo	HOA:	
Mgmt Co/Ph:	5873561622	Floor #:	4
Prk Plan Type:	Titled Total Titled Parking: 2	# Elevators:	2
Legal Desc:	0815798/463	Total Floors:	4
Legal Park:	0815798/561 and 498	Common Walls:	2+ Common Walls
Legal Stor:		Unit Exposure:	N
# of Units:		Unit Factor:	32
Fee Includes:	Common Area Maintenance, Electricity, Heat, Insurance, Reserve Fund Contributions, Sewer, Snow Removal, Trash, Water	Prk Unit Factor:	3
Reg Size Incl:	Interior Above Grade	Floor Location:	Top
Assoc Amen:	Clubhouse, Fitness Center, Party Room, Visitor Parking		
Pets Allowed:	Restrictions, Yes		

Rooms Information

<u>Type</u>	<u>Level</u>	<u>Dimensions</u>	<u>Type</u>	<u>Level</u>	<u>Dimensions</u>
Foyer	Main	5`2" x 5`1"	Kitchen	Main	9`4" x 9`4"
Pantry	Main	2`7" x 8`1"	Dining Room	Main	11`2" x 11`6"
Living Room	Main	17`11" x 12`8"	Laundry	Main	4`6" x 5`6"
Balcony	Main	13`1" x 6`8"	Bedroom - Primary	Main	10`5" x 10`2"
Bedroom	Main	12`10" x 10`6"	4pc Bathroom	Main	4`10" x 7`10"
4pc Ensuite bath	Main	8`0" x 4`10"			

Agent & Office Information

List Agent:	Mike Abou Daher  team@mikeaboudaheer.com	Phone:	403-809-9386
List Firm:	Real Broker	Phone:	855-623-6900
Firm Address:	#700, 1816 CROWCHILD TRAIL NW, CALGARY, T2M3Y7	Firm Fax:	
Appt:	ShowingTime	List Date:	09/08/2026
Showing Contact:	Mike Abou Daher 403-809-9386	Expiry Dt:	11/07/2026
Comm:	3.5% on the first 100k, 1.5% on the balance	With Dt:	
LB Type/Info:	SentriLock/On stairs to the entrance of the Community Room SN: 01113249		
Owner Name:	private	Ownership:	Private
Occupancy:	Vacant	Exclusion:	No
Member Rmks:	All Offers or Questions please contact Mike Abou Daher at (403) 809-9386 or team@mikeaboudaheer.com (Some images have been virtually staged or digitally enhanced for presentation purposes)		

Printed Date: 09/08/2026 6:24:11 PM

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