

**3326 Millrise Point SW
Calgary, Alberta**

MLS # A2227938



\$284,900

Division:	Millrise		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	813 sq.ft.	Age:	2001 (24 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Parkade, Secured, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 626
Basement:	None	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	M-C2 d118
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Track Lighting, Vinyl Windows, Walk-In Closet(s)		

Inclusions: N/A

Building 3000 - Legacy Estates is a wonderful and vibrant 60+ Age Restricted/Seniors Building located in the SW Community of Millrise. Well cared for 3rd floor suite - 812 sq. ft. Open concept which faces East and has an abundance of natural lighting throughout. Living room has a window air conditioner and access to large balcony. Kitchen with moveable island. Good sized dining room. Large primary bedroom with walk through closet to 4 pce. ensuite bathroom. An additional 2nd bedroom. 3 pce. main bathroom. In suite laundry. Number of upgrades the last few years include: vinyl plank floors; paint; faux quartz countertops; kitchen backsplash, light fixtures, appliances - with newer washer/dryer (February 2025), newer window coverings (November 2024). Heated underground titled parking stall and titled storage. Each floor has a common area with fireplace. Amenities include library/computer room; exercise room; bistro; games room (pool table, shuffle board, TV, card tables). Social activities throughout the week. Rooftop terrace. Car wash bay. Guest suite. Wheelchair accessible. Visitor parking. Walking distance to C-Train, public transit, shopping, restaurants, entertainment and health services. *Mandatory Meal Plan of \$75/month for Chef cooked meals in dining room.