

**3207 Millrise Point SW
Calgary, Alberta**

MLS # A2230636



\$324,900

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|------------------|--|---------------|-------------------|
| Division: | Millrise | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 1,032 sq.ft. | Age: | 2001 (24 yrs old) |
| Beds: | 2 | Baths: | 2 |
| Garage: | Garage Door Opener, Heated Garage, Parkade, Secured, See Remarks, Stal | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

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|--------------------|---|-------------------|-----------|
| Heating: | Baseboard, Hot Water | Water: | - |
| Floors: | Carpet, Linoleum | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 751 |
| Basement: | None | LLD: | - |
| Exterior: | Stone, Vinyl Siding, Wood Frame | Zoning: | M-C2 d118 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Storage, Vinyl Windows | | |

Inclusions: Portable Kitchen Island. Shelving Both Bathrooms.

Large/inner corner suite - Building 3000 - Legacy Estates in Millrise. This 1032 sq. ft. - 2 bedroom and 2 bathroom is located in a vibrant 60+ Age Restricted Building. Well maintained complex in the SW community of Millrise. Open concept living room and dining with kitchen (upgraded fridge, dishwasher and microwave hood fan). Huge primary bedroom with his and hers closets and a 4 pce. en-suite bathroom. Good sized 2nd bedroom; 3 pce. main bathroom; in-suite storage room and laundry. Suite faces SW onto quiet courtyard. Good sized balcony. Titled heated/secured underground parking stall. Titled storage unit. Amenities: library; exercise room; games room (pool table, shuffle board, big screen TV, card tables); roof top terrace; car wash bay; coin laundry; guest suite and hair dresser. Wheelchair accessible. Visitor parking. Social activities throughout the week. Walking distance to the C-Train, public transit, shopping, restaurants, entertainment and health services. *Mandatory Meal Plan of \$75.00/month for chef cooked meals in dining room served 5 times a week.