

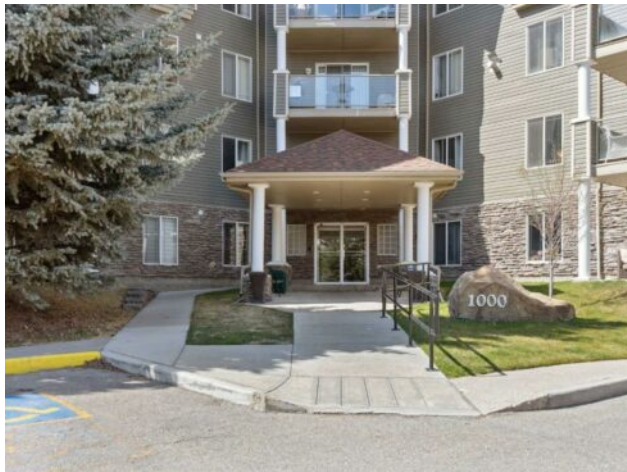


GRASSROOTS
REALTY GROUP

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**1101, 1101 Millrise Point SW
Calgary, Alberta**

MLS # A2219943



\$329,000

Division:	Millrise		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,021 sq.ft.	Age:	1999 (26 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 645
Basement:	-	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	No Animal Home, Storage, Vinyl Windows		

Inclusions: n/a

45+ Building | Titled Parking | Titled Storage | Electricity, water and heat Covered in Condo Fee. Welcome home to your beautifully refreshed ground floor condo in the desirable community of Millrise, Calgary! This inviting 2-bedroom, 2-bathroom home has been thoughtfully updated with brand-new carpet and freshly painted walls and ceilings, creating a bright fresh and welcoming atmosphere. Upon entry, you'll be greeted by a spacious open-concept living area, perfect for both relaxing and entertaining. The kitchen features newer appliances, ample cabinetry, and generous counter space, making meal preparation effortless. The living and dining areas are open and airy, with large windows that allow natural light to flood the space, enhancing the warm and inviting ambiance. Step out onto your secluded ground-floor patio, an ideal spot for enjoying your morning coffee or unwinding in the evening with a peaceful view. A glass railing has been added for extra security. The primary bedroom is a true retreat, featuring an attached private 3-piece ensuite, offering both convenience and comfort. The second bedroom is generously sized—perfect for guests, a home office, or a cozy sanctuary. A 4-piece bathroom is conveniently located nearby, providing additional space for family or visitors. Additional highlights of this condo include in-suite laundry, in-suite storage, titled underground secured parking, and titled storage. Situated in an unbeatable location, this home is just a short distance from Fish Creek Train Station, shopping centres, and nearby parks, quick and easy access to Macleod and Stony Trail making commuting and leisure activities effortless. Don't miss out on this fantastic opportunity to own a beautifully updated condo in one of Calgary's most sought-after communities. Schedule your showing today!

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