



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

3207 Millrise Point SW
Calgary, Alberta

MLS # A2230636



\$324,900

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:	-		

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.