



**GRASSROOTS**  
REALTY GROUP

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1412, 1000 Millrise Point SW  
Calgary, Alberta

MLS # A2252566



**\$352,000**

|           |                                                           |        |                   |
|-----------|-----------------------------------------------------------|--------|-------------------|
| Division: | Millrise                                                  |        |                   |
| Type:     | Residential/Low Rise (2-4 stories)                        |        |                   |
| Style:    | Apartment-Single Level Unit                               |        |                   |
| Size:     | 1,003 sq.ft.                                              | Age:   | 1999 (26 yrs old) |
| Beds:     | 2                                                         | Baths: | 2                 |
| Garage:   | Heated Garage, Owned, Secured, Stall, Titled, Underground |        |                   |
| Lot Size: | -                                                         |        |                   |
| Lot Feat: | -                                                         |        |                   |

|             |                                                                    |            |           |
|-------------|--------------------------------------------------------------------|------------|-----------|
| Heating:    | Baseboard                                                          | Water:     | -         |
| Floors:     | Vinyl Plank                                                        | Sewer:     | -         |
| Roof:       | Asphalt Shingle                                                    | Condo Fee: | \$ 625    |
| Basement:   | -                                                                  | LLD:       | -         |
| Exterior:   | Vinyl Siding, Wood Frame                                           | Zoning:    | M-C2 d118 |
| Foundation: | -                                                                  | Utilities: | -         |
| Features:   | Ceiling Fan(s), Closet Organizers, No Smoking Home, Open Floorplan |            |           |

Inclusions: NONE

Welcome to this top-floor, 2-bdrm and 2-bath renovated condo with 1003 sq ft and a large covered balcony. Titled parking and titled storage are included. Age restricted 45+, so if you want peace and quiet, this is your building. You will love the wide open floor plan with the bedrooms separated on each side for privacy. Recent renovations in the spacious kitchen include QUARTZ COUNTERS, new stylish backsplash, ALL-NEW STAINLESS STEEL APPLIANCES, tile floors, and a new sink and faucet. The primary bedroom is very spacious with a walk-in closet with built-in organizers, and a 4-piece ensuite bathroom. Both bathrooms have been renovated with new comfort-height toilets, new vanities with quartz counters, lighting, tile floors and mirrors. The main bath has a stunning new tiled walk-in shower. The seller is using the primary bedroom as a workspace and has her queen-size bed in the 2nd room. Other features include a stacked washer and dryer and in-unit storage. Guests will appreciate the 20 visitor parking spaces. Situated in an unbeatable location, this home is close to Fish Creek Train Station, shopping, pubs, restaurants, walking trails and nearby parks, making commuting and leisure activities easy and accessible. Don't miss this opportunity to own a classy, ready-to-move-in condo, with only 1 neighbour on one side and on the top floor.