



GRASSROOTS
REALTY GROUP

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**-, 3119 Millrise Point SW
Calgary, Alberta**

MLS # A2254250



\$279,900

Division:	Millrise		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	810 sq.ft.	Age:	2001 (24 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Parkade, Stall, Titled		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 619
Basement:	-	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	M-C2 d118
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Vinyl Windows, Walk-In Closet(s)		

Inclusions:	Screen Door, Ceiling Fan
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Welcome to comfort, convenience and community in this beautifully updated 2 bed, 2 bathroom ground-floor unit in the heart of Millrise's 60+ adult living building! Enjoy easy access with no stairs, a spacious patio oasis perfect for flowers or your own mini garden, and thoughtful updates throughout. Upgrades include: newer flooring, fresh paint, newer washer/dryer, updated bathroom vanities & lighting, new cupboard hardware, newer hood fan and a newer dishwasher. The bright kitchen features plenty of storage, and the large open living and dining space is perfect for entertaining. Stays cool with a window A/C (only 4 years old) in the primary suite and a ceiling fan in the main living area. This unit also comes equipped with a walk-in shower in the second bath and a tub in the primary ensuite for relaxing baths. This well-managed 60+ complex offers tons of incredible amenities: library & puzzle room, exercise room, games room, car wash bay, guest suite, and a dining room with a \$75/month mandatory meal plan (includes 3 flexible meals/month that can be accumulated). Stay social with regular events and a welcoming community. Titled underground parking included, plus you're just minutes from LRT transit, shopping, and all Millrise has to offer. This is the one you've been waiting for, don't miss this move-in-ready gem!