



**GRASSROOTS**  
REALTY GROUP

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**1409, 1000 Millrise Point SW  
Calgary, Alberta**

**MLS # A2282696**



**\$499,999**

<b>Division:</b>	Millrise		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Penthouse		
<b>Size:</b>	1,495 sq.ft.	<b>Age:</b>	1999 (27 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 928
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-C2 d118
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Bidet, Ceiling Fan(s), Closet Organizers, Elevator, No Animal Home, No Smoking Home, Recreation Facilities, Walk-In Closet(s)		

**Inclusions:** Portable Air Conditioner , Balcony Table w/2 chairs

Top floor 1495 sq. ft bungalow (all on one floor) plan. First time offered by this original owner and located in the extremely well managed adult 45+ Millrise Point community. Many upgrades including a large custom kitchen with both the cabinets and pantry featuring pull out drawers for storage and special built in custom spice racks. Note the counters have been lowered 1&rdquo; to accommodate shorter chefs. All the kitchen appliances plus the washer, dryer and freezer in that massive utility/laundry room are included. Bidets in both bathrooms, extra large walk in customized primary bedroom closet. The 2nd bedroom also features customized his and hers closets. Two underground and secured side by side titled parking with your storage lockers right in front and numerous surface visitor parking for your guests. This building&rsquo;s amenities include a party/social room with its own kitchen, a library, and a fitness room. Condo fees include professional management, landscape, snow removal, electricity, heat, water, waste/garbage removal and insurance. Pets are welcome with board approval. Must be seen to truly appreciate the forethought of this original owner. Check the location with the LRT and bus routes just across the intersection. Easy walk to Fish Creek Provincial Park. Medical pharmacy and major shopping also just down the street. Check the pictures, the virtual tour, and call your favorite agent right away.