



**3217, 3000 Millrise Point SW
Calgary, Alberta**

MLS # A2287745



\$209,000

Division:	Millrise		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	639 sq.ft.	Age:	2001 (25 yrs old)
Beds:	1	Baths:	1
Garage:	Off Street, Parking Lot		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 452
Basement:	None	LLD:	-
Exterior:	Stucco, Vinyl Siding, Wood Frame, Wood Siding	Zoning:	M-C2 d118
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: None

Enjoy the ease of main floor living in this thoughtfully designed one bedroom, one bathroom condo, offering a comfortable layout and a west facing balcony ideal for soaking up the afternoon sunshine. Located in the established community of Millrise, this home combines comfort, convenience, and an easy lifestyle within a 60 plus age restricted building. The bright white kitchen opens seamlessly into the dining and living areas, creating a comfortable flow for everyday living and hosting guests. The bedroom is generously sized with space for a full furniture set, while the four piece bathroom is thoughtfully positioned nearby. In suite laundry adds everyday convenience, and condo fees include utilities, making monthly expenses simple and predictable. The building is designed to support an active, social, and maintenance free lifestyle. Wide hallways, elevators, and wheelchair accessible common areas ensure comfortable mobility throughout. Residents enjoy access to an impressive selection of amenities, including a fitness room, library, craft room, and a games and social room with pool table and shuffleboard. Each floor features a cozy lounge with a fireplace, offering welcoming spaces to connect with neighbours. The rooftop patio provides additional outdoor space to relax and unwind. A full service dining room with an on site chef serves chef prepared dinners Monday through Friday, as well as meals for special occasions. A mandatory \$75 dollar monthly dining fee applies and functions as a credit toward meals, with unused amounts carried forward. Additional conveniences include a cafe bistro, movie and games area, weekly or on call hair salon services, a guest suite for visiting family and friends, visitor parking, and a full calendar of social activities. The location adds even more appeal. Millrise Plaza is approximately a ten minute walk away and offers

everyday essentials including Sobeys, Shoppers Drug Mart, Starbucks, and other services. The Fish Creek Lacombe LRT Station is just steps from the building for easy public transit access, while Macleod Trail is minutes away for convenient commuting. Fish Creek Provincial Park and the amenities of Shawnessy Towne Centre are also close by. Pets are welcome in this unit with board approval, with a maximum of one dog and one cat permitted. Dogs must measure no taller than 14 inches at the shoulder. This residence is an excellent opportunity for independent seniors seeking a vibrant, worry free lifestyle. Book your showing today and be sure to review the floor plans and 3D tour before your visit.