



**3208 Millrise Point SW
Calgary, Alberta**

MLS # A2292056



\$210,000

Division:	Millrise		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	628 sq.ft.	Age:	2001 (25 yrs old)
Beds:	1	Baths:	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water	Water:	-
Floors:	Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 445
Basement:	-	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	M-C2 d118
Foundation:	-	Utilities:	-
Features:	Laminate Counters, Open Floorplan, Pantry, Storage		

Inclusions: Spice racks above kitchen stove, Electric Fireplace Heater, White desks in bedroom, Window Air Conditioner, microwave.

Welcome to comfortable, low-maintenance living in this well-kept 1 bedroom, 1 bathroom unit in Millrise's desirable 60+ adult living. This well-maintained home offers a functional layout with thoughtful upgrades and features that make everyday living easy. The kitchen stands out with additional cabinetry for extra storage, a rare feature in this building, along with newer appliances (approximately 2 years old). Updated flooring flows through the space, creating a clean and modern feel. The living area is warm and inviting, with access to your private balcony, the perfect spot to enjoy your morning coffee or some fresh air. A Murphy bed adds extra flexibility, making it ideal for hosting guests or maximizing space when needed. The bathroom and bedroom also feature added cabinetry for enhanced storage, another thoughtful upgrade. This well-managed 60+ building offers fantastic amenities, including a 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 per month that can be accumulated). Residents enjoy regular social events and a welcoming community atmosphere. Located just minutes from LRT transit, shopping, and everyday amenities, this home offers both comfort and convenience in a fantastic location.