



**2111 Millrise Point SW  
Calgary, Alberta**

**MLS # A2297798**



**\$398,000**

<b>Division:</b>	Millrise		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,398 sq.ft.	<b>Age:</b>	1999 (27 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Parkade, Side By Side, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Hot Water, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle, Membrane	<b>Condo Fee:</b>	\$ 907
<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>	Ceiling Fan(s), Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** All shelving units in the laundry/storage room.

Experience the perfect blend of space, style, and unbeatable convenience in this stunning ground-floor condo in the sought-after 2000 Building at Millrise Point &mdash; a welcoming, all-ages community where all utilities, including electricity, are covered in your condo fees. Offering an impressive 1,398 sq. ft. of open-concept living space, this beautifully updated 3 bedroom, 2 bath home is designed to impress from the moment you walk in. Brand-new luxury vinyl plank flooring flows throughout, complementing the fully renovated kitchen complete with sleek stainless steel appliances and modern lighting fixtures that elevate every room. As a bright corner unit, the home is filled with natural light, creating a warm and inviting atmosphere. Step outside to your private, landscaped patio &mdash; perfect for summer BBQs, morning coffee, or relaxing evenings. Parking and storage are exceptional, featuring two titled, side-by-side stalls in the heated underground garage with cage storage in front of each, plus an additional titled storage cage conveniently located in a secure room right next to the unit. Residents enjoy access to a fitness room with kitchen facilities, as well as the social/party/library room in the 1000 building. With ample visitor parking, a gazebo, pet relief area, and a prime walkable location near shops, restaurants, amenities, and the C-Train station, this home offers both comfort and convenience in equal measure. Showing 10/10 and truly move-in ready, this is a must-see opportunity &mdash; book your private showing today!