



**2111 Millrise Point SW
Calgary, Alberta**

MLS # A2297798



\$398,000

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

| | | | |
|--------------------|---|-------------------|-----------|
| Heating: | Baseboard, Hot Water, Natural Gas | Water: | - |
| Floors: | Ceramic Tile, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle, Membrane | Condo Fee: | \$ 908 |
| Basement: | - | LLD: | - |
| Exterior: | Concrete, Stone, Vinyl Siding, Wood Frame | Zoning: | M-C2 d118 |
| Foundation: | - | Utilities: | - |
| Features: | 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 — 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 — 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 — book your private showing today!