



**1208 Millrise Point SW
Calgary, Alberta**

MLS # A2300748



\$419,000

Division:	Millrise		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Multi Level Unit		
Size:	2,192 sq.ft.	Age:	1999 (27 yrs old)
Beds:	4	Baths:	3
Garage:	Heated Garage, Parkade, Side By Side, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle, Membrane	Condo Fee:	\$ 1,270
Basement:	-	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding, Wood Frame	Zoning:	M-C2 d118
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	n/a		

Experience the lifestyle you've been waiting for - luxury, comfort, and true convenience in this exceptionally rare, 4 bedroom, 3 full-bath condo offering 2,192 SF of thoughtfully designed living space. Step inside to an inviting open-concept living and dining area for easy entertaining, plus the convenience of a two-level layout that offers flexible privacy and comfort. The ground floor entry hosts 2 bedrooms and 1 full bath, while the upper level entry includes 2 bedrooms and 2 full baths, along with a west facing deck just off the living room. With a private internal staircase and elevator access not far from the unit doors, this condo is designed with real accessibility in mind. The spacious layout is ideal for multi-generational living—whether you're caring for elderly adults, setting up a mother-in-law space, hosting roommates or accommodating other multi-family needs, the options are yours! Imagine a home that fits your family's lifestyle perfectly, with two titled parking stalls, two titled storage lockers and one condo fee (only \$0.58/SF) that covers everything including electricity, heat, water, trash, landscaping, insurance and professional management, ensuring a truly maintenance-free lifestyle. Residents also enjoy access to resort-style amenities including a party/social room, library, fitness room, a pet relief area, inviting outdoor sitting spaces, and plenty of visitor parking for guests. Nestled in the well-managed 45+ age-restricted complex (with some spousal and caregiver exemptions), you'll enjoy peace of mind, privacy and an active, welcoming community. Pets are welcome with board approval, making it a warm and inclusive environment. Ideally located in desirable Millrise, this low-rise condominium offers easy access to shopping, dining, parks and public transportation, combining modern convenience with an inviting

sense of community and security. This is a rare opportunity for those who want it all: space, sophistication and worry-free living. View today!