



**3302, 3000 Millrise Point SW
Calgary, Alberta**

MLS # A2303297



\$350,000

Division:	Millrise		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,043 sq.ft.	Age:	2001 (25 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Radiant	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 716
Basement:	-	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding, Wood Frame	Zoning:	M-C2 d118
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), Open Floorplan		

Inclusions: Large Grey hutch/cabinets to be included

Welcome to this beautifully maintained 60+ condo in the heart of Millrise, offering comfort, convenience, and a true sense of community. Freshly updated with brand new carpets, this bright and inviting unit is move-in ready and designed for easy, low-maintenance living. Step outside to your spacious and beautiful north-facing balcony—perfect for enjoying peaceful mornings and staying cool on warm summer days. This well-appointed home also includes titled underground parking, a private carwash bay, and titled storage, adding both convenience and exceptional value. Residents enjoy access to an impressive array of amenities including a fitness centre, social rooms, guest suites, and beautifully landscaped outdoor spaces—ideal for staying active and connected. Whether you’re joining community events or enjoying a quiet coffee with neighbours, this building offers a lifestyle that truly feels like home. Ideally located close to shopping, transit, and essential services, everything you need is just minutes away. A wonderful opportunity to enjoy comfortable, carefree living in a vibrant and welcoming 60+ community.