



**1412, 1000 Millrise Point SW  
Calgary, Alberta**

**MLS # A2144586**



**\$309,900**

<b>Division:</b>	Millrise		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	1,003 sq.ft.	<b>Age:</b>	1999 (25 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

**Heating:** Baseboard

**Water:** -

**Floors:** Laminate

**Sewer:** -

**Roof:** -

**Condo Fee:** \$ 614

**Basement:** -

**LLD:** -

**Exterior:** Vinyl Siding

**Zoning:** M-C2 d118

**Foundation:** -

**Utilities:** -

**Features:** Built-in Features, Ceiling Fan(s), Closet Organizers, No Animal Home, No Smoking Home, Open Floorplan, Soaking Tub

**Inclusions:** N/A

Welcome to Millrise Point! This 1000 sq ft, 2 bedroom, 2 bathroom unit is located on the top floor of this age restricted 45+ building. You'll love the wide open floor plan with the bedrooms separated by the spacious living room with corner fireplace. Patio doors lead to the 12' x 8' patio with unobstructed views to the north including downtown. The functional kitchen overlooks the large dining area which is open to the living room. The master bedroom features walk through closets with built-in storage and a 4 piece ensuite with soaker tub. There is a good sized second bedroom and 4 piece main bathroom with convenient ensuite laundry with storage. Added bonus is the titled heated underground parking and separate titled storage. Millrise Point is conveniently located within walking distance to Millrise LRT station, shopping, pubs and restaurants. Book your showing today before it's gone!