



**3324, 3000 Millrise Point SW  
Calgary, Alberta**

**MLS # A2153179**



**\$224,900**

<b>Division:</b>	Millrise		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Low-Rise(1-4)		
<b>Size:</b>	630 sq.ft.	<b>Age:</b>	2001 (23 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Garage Door Opener, Heated Garage, Parkade, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Electric	<b>Water:</b>	Public
<b>Floors:</b>	Ceramic Tile, Laminate	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 494
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-C2 d118
<b>Foundation:</b>	-	<b>Utilities:</b>	Cable Connected, Electricity Connected, Electricity No
<b>Features:</b>	Ceiling Fan(s), Laminate Counters, No Animal Home		

**Inclusions:** N/A

Welcome to Legacy Estates, a sought-after, resort-style building exclusively for adults aged 60+. This well-maintained, bright unit with TITLED PARKING and TITLED STORAGE is on the 3rd floor and features a large bedroom, full bathroom, kitchen, dining area, IN-SUITE LAUNDRY, and a balcony off the living room. OPTIONAL MEALS ARE AVAILABLE in the dining room with a minimum fee of \$75 per month for 3 meals. Enjoy the MANY AMENITIES, including a dining room, library, computer room, exercise room, craft room, guest suite for visitors, and a recreation room on each floor. The ROOFTOP TERRACE offers STUNNING VIEWS. Conveniently located close to the C-Train, Fish Creek Park, golf courses, and shopping. UTILITIES and AMENITIES ARE COVERED IN THE LOW CONDO FEE. This setup is ideal for seniors seeking adult-living in a vibrant community. Book your showing TODAY!!