



**3106, 3000 Millrise Point SW
Calgary, Alberta**

MLS # A2182550



\$289,900

Division:	Millrise		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	814 sq.ft.	Age:	2001 (24 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Hot Water	Water:	-
Floors:	Cork, Laminate, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 577
Basement:	-	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Granite Counters, Kitchen Island, Open Floorplan, Vinyl Windows, Walk-In Closet(s)		

Inclusions: N/A

Welcome to Legacy Estates in Millrise, an exceptional 60+ adult living community. This bright and updated 2-bedroom, 2-bathroom apartment is located on the first floor and offers a perfect blend of comfort and convenience. With east-facing windows, you'll enjoy morning sunlight throughout the day. The unit features a modern open-concept living space with updated stainless steel appliances, high end washer and dryer, and durable laminate and cork flooring throughout. The kitchen is equipped with granite countertops, a functional butcher block kitchen island, and ample cabinet space. The dining area is ideal for family meals and entertaining, while the cozy living room is filled with natural light. One of the standout features of this unit is the enclosed sunroom, offering a wonderful space for three-season enjoyment. The master bedroom is a peaceful retreat, complete with a walk-through double closet leading to a spacious 4-piece ensuite bathroom. A second bedroom and a convenient 3-piece bathroom with a walk-in shower provide extra comfort and functionality. This home also includes a titled underground parking stall, a titled storage unit, and condo fees that cover all utilities, except cable and phone. Legacy Estates offers numerous amenities such as a games room, library, gym, rooftop patio, craft room, car wash bay, extra laundry facilities, and even a guest suite for visitors. The building also boasts a beautiful dining and bistro room with meal plans available for an additional fee. Located just a short walk from the C-train station and local shopping at Millrise, Legacy Estates is the perfect place to embrace active, social, and worry-free living. Don't miss out on the opportunity and call for your viewing today!