



**1305, 1000 Millrise Point SW  
Calgary, Alberta**

**MLS # A2187455**



**\$330,000**

<b>Division:</b>	Millrise		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	838 sq.ft.	<b>Age:</b>	1999 (26 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Stall, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 553
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** none

45+ Building | Titled Parking | Titled Storage | Electricity Covered in Condo Fee | Welcome Home! To your beautifully maintained third-floor condo in the desirable community of Millrise, Calgary. This inviting 2-bedroom, 2-bathroom home offers a perfect blend of comfort and convenience. Upon entry, you'll be greeted by a bright and spacious open-concept living space. The kitchen is well-appointed with ample cabinetry and counter space, making it ideal for meal preparation and entertaining. The living and dining areas are open and airy, with large windows that allow natural light to flood the space, creating a warm and inviting atmosphere. Step out onto the covered balcony, perfect for enjoying your morning coffee or relaxing in the evening with a view. The primary bedroom is a true retreat, featuring a walk-through closet that leads to a private 3-piece ensuite, offering convenience and comfort. The second bedroom is generously sized and perfect for guests, a home office, or a cozy sanctuary. A 4-piece bathroom is also conveniently located near the second bedroom, offering additional space for family or guests. Additional highlights of this condo include in-suite laundry, in-suite storage, titled parking, and titled storage (ask about the "converted private workshop" , providing all the practicality and space you need for everyday living. Situated in an unbeatable location, this home is just a short distance from Fish Creek Train Station, shopping centres, and nearby parks, making commuting and leisure activities easy and accessible. Don't miss out on this fantastic opportunity to own a beautifully maintained condo in one of Calgary's most sought-after communities. Schedule your showing today!