



**3331, 3000 Millrise Point SW
Calgary, Alberta**

MLS # A2190425



\$364,900

Division:	Millrise		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	1,041 sq.ft.	Age:	2001 (24 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Secured, Titled, Underground		
Lot Size:	-		
Lot Feat:	Cul-De-Sac		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 765
Basement:	-	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	M-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Central Vacuum, No Animal Home, No Smoking Home, Open Floorplan, Storage		

Inclusions: Murphy Bed

Pleased to offer you one of the largest corner suites, located where no one is above you in this 60+ building. This beautiful bright home offers you 2 bedrooms, 2 full bathrooms and is freshly painted. New carpet in the primary bedroom lets you just move right in. The second bedroom features a wonderful built in desk area as well as the convenience of a pull-down Murphy Bed when you have family staying over. For extended family or friends there is a guest suite in the building, and it is available to rent. There is a large rooftop patio which is a perfect place to enjoy the morning sunshine or a gathering with friends. The community in this building will make the transition easy and you can enjoy the games room, movie nights, mornings at the cafe; and evening mealtime (Provided with a monthly fee) in the dining room. There is also an exercise room, library and craft room for residents to enjoy. You will love the heated underground parking with a titled stall, titled storage locker and even a car wash! Book a showing today as I will be happy to show you this wonderful property and all it has to offer!