

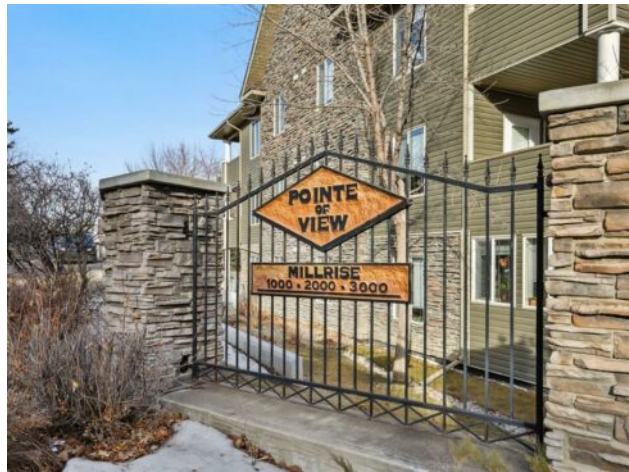


GRASSROOTS
REALTY GROUP

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

MLS # A2190425



\$349,900

| | | | |
|------------------|---------------------------------------|---------------|-------------------|
| Division: | Millrise | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment-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!