



**3420, 3000 Millrise Point SW
Calgary, Alberta**

MLS # A2192447



\$364,900

Division:	Millrise		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	806 sq.ft.	Age:	2001 (24 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Boiler	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 625
Basement:	None	LLD:	-
Exterior:	Stone, Stucco, Vinyl Siding	Zoning:	M-C2
Foundation:	Poured Concrete	Utilities:	-

Features: Bidet, Ceiling Fan(s), Closet Organizers, Elevator, Granite Counters, Kitchen Island, Low Flow Plumbing Fixtures, No Smoking Home, Pantry, Recessed Lighting, Recreation Facilities, Smart Home, Storage, Walk-In Closet(s)

Inclusions: Shelving in spare room and storage locker, shelves above island

For more information, please click Brochure button. Welcome to 3000 Legacy Estates, a 60+ community offering this fully upgraded, top-floor condo with breathtaking views all the way to downtown Calgary. Thoughtfully designed for comfort and style, this unit has been completely modernized with sleek finishes and high-end upgrades. Every aspect of this unit has been thoughtfully designed, from the beautiful LED spotlights on the ceiling, all the way down to the toilet in the ensuite bathroom, LG tower laundry center, custom Zebra blinds, split air conditioners in the master bedroom and the living room, ceiling fans, new appliances, an induction stove, new vinyl flooring, new hardware, August lock and more. The heart of the home is the extra-large quartz kitchen island which doubles as a dining space - perfect for entertaining or enjoying meals in a bright and open setting. The building also offers a full-service kitchen with an on-site chef serving us delicious gourmet dinners. Note that there is a mandatory dining fee of \$75 every month that may be used as a credit to your dining room bills. Designed for an active and social lifestyle, this vibrant community features daily activities in the lounge and the bistro, games room, an exercise room, weekly hair dresser and a welcoming atmosphere. The condo is ideally located just steps from the train station providing easy access to the city, and only minutes away from major shopping centers and highways (MacLeod Trail & Stoney Trail). Nestled in a quiet and peaceful setting and minutes away from the Fish Creek Park, this residence offers the perfect blend of convenience and community living - a truly exceptional home for seniors looking for a stress-free and fulfilling lifestyle. Don't miss this rare opportunity! This seniors building is independent living. One of a kind!