



**3102, 3000 Millrise Point SW
Calgary, Alberta**

MLS # A2194985



\$339,900

Division:	Millrise		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	1,042 sq.ft.	Age:	2001 (24 yrs old)
Beds:	2	Baths:	2
Garage:	Garage Door Opener, Heated Garage, Parkade, See Remarks, Stall, Titled, U		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water	Water:	-
Floors:	Carpet, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 765
Basement:	None	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	M-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), No Animal Home, No Smoking Home, Storage, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Garage Door Remote

Legacy Estates is a wonderful and vibrant 60+ Age Restricted Building located in the SW Community of Millrise. This beautifully maintained main floor unit is 1042 sq. ft. and has an enclosed/secure 3 season patio/sunroom (10'x7'x5'). Open concept with kitchen (with sit down peninsula); dining room; living room; 2 bedrooms - (large primary bedroom with walk through closet to a 4 pce. en-suite bathroom and good sized 2nd bedroom). 3 pce. main bathroom. In-suite laundry with storage. Each floor has a common area with a fireplace. Amazing amenities: bistro; library; exercise room and games room (pool table, shuffle boards, big screen TV, card tables); rooftop terrace; hair salon; car wash bay; coin laundry. Guest Suite. Wheelchair accessible. Visitor parking. Social activities throughout the week. Walking distance to C-Train, public transit, shopping, restaurants, entertainment and health services. *Mandatory Meal Plan of \$75.00/month for chef cooked meals in dining room served 5 times a week (*Currently No Charge as of January 2025 till Chef has been hired*). Upgrades throughout the last few years - luxury vinyl flooring (Karndean); carpets - bedrooms; ceiling fans; stackable washer/dryer; NEW stainless steel fridge, stove and dishwasher. Unit comes with underground/heated titled parking stall #38; titled storage space #2.