



**GRASSROOTS**  
REALTY GROUP

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**2107, 2000 Millrise Point SW  
Calgary, Alberta**

**MLS # A2200026**



**\$379,900**

<b>Division:</b>	Millrise		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Multi Level Unit		
<b>Size:</b>	1,356 sq.ft.	<b>Age:</b>	1999 (26 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 781
<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>	No Animal Home		

<b>Inclusions:</b>	N/A
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This spacious 1,300+ sq. ft. two-level condo features 2 bedrooms, 2.5 bathrooms, titled underground parking, and a titled storage locker—conveniently located on the main level, just steps from the unit—in a well-managed building minutes from downtown. Inside, the bright and open living space features a cozy gas fireplace and direct access to a private patio, perfect for summer nights. The functional kitchen offers plenty of cabinetry and a brand-new fridge, while a convenient half-bath completes the main floor. Upstairs, the primary bedroom retreat boasts its own private balcony, a 3-piece ensuite, and generous closet space. A second bedroom, a 4-piece bathroom, and the laundry room complete the upper level. This complex offers fantastic amenities, including an exercise room, library, and entertainment space. Plus, condo fees cover everything—except cable and phone, for hassle-free living! With the Millrise LRT station, Sobeys, Starbucks, and shopping just steps away, this home offers unbeatable convenience in a prime location. Don't miss this incredible opportunity—book your showing today!