



GRASSROOTS
REALTY GROUP

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**3414, 3000 Millrise Point SW
Calgary, Alberta**

MLS # A2212960



\$284,900

Division:	Millrise		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	807 sq.ft.	Age:	2001 (24 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 619
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Closet Organizers, No Animal Home, Open Floorplan, Pantry		

Inclusions: NA

Welcome to this bright and spacious top-floor unit in a well-maintained 60+ community, where comfort, convenience, and connection come together. This charming 2-bedroom, 2-bathroom home features newer plank flooring that adds a modern touch to the inviting atmosphere. The open-concept layout offers a functional flow with abundant natural light and generous living space. Step out onto your private balcony to enjoy your morning coffee or relax with a view. This vibrant complex is rich in amenities, including a guest suite, craft room, library, gym, a stunning rooftop patio, and perfect for an active and social lifestyle. Additional highlights include in-suite laundry, titled underground parking, and a location just steps from public transit and shopping. Don't miss the opportunity to be part of this welcoming and thoughtfully designed community.