

3214, 3000 Millrise Point SW
Calgary, Alberta

MLS # A2167690



\$285,000

Division:	Millrise		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	809 sq.ft.	Age:	2001 (23 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating: Baseboard

Floors: Laminate

Roof: Asphalt Shingle

Basement: -

Exterior: Stone, Vinyl Siding, Wood Frame

Foundation: -

Features: See Remarks

Water: -

Sewer: -

Condo Fee: \$ 626

LLD: -

Zoning: M-C2 d118

Utilities: -

Inclusions: n/a

Welcome to the highly sought-after Legacy Estates, a vibrant 60+ community! This spacious and bright unit features 2 bedrooms and 2 baths. Enjoy peaceful mornings on your east-facing balcony with family and friends. The fantastic amenities include a bistro, library, gym, craft room, games room, hair salon, shuffleboard, and a stunning rooftop patio, with cozy fireplaces on each floor. Guests are welcome with a guest suite and convenient visitor parking near the entrance. A mandatory meal plan of \$75/month offers delicious chef-prepared meals in a spacious dining room five days a week. Located close to Fish Creek Provincial Park and Millrise Station, which includes Sobeys and Shoppers Drug Mart, you'll also be within walking distance to Fish Creek LRT Station and other transit options. With newer carpet, laminate flooring, and your own washer and dryer, Legacy Estates is ready to welcome you home. Don't miss out—book your visit today! Condo fees include utilities! Quick possession is available. This opportunity won't last long!