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GRASSROOTS REALTY GROUP

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3319, 3000 Millrise Point SW Calgary, Alberta

MLS # A2354192

$257,500

Division:	Millrise		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	807 sq.ft.	**Age:**	2001 (25 yrs old)
Beds:	2	**Baths:**	2
Garage:	Heated Garage, Parkade, Secured, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water	**Water:**	-
Floors:	Vinyl Plank	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	$ 676
Basement:	None	**LLD:**	-
Exterior:	Stone, Vinyl Siding, Wood Frame	**Zoning:**	M-C2
Foundation:	Poured Concrete	**Utilities:**	-
Features:	See Remarks		

Inclusions: N/A

Welcome to Building 3000 at Legacy Estates in Millrise, an inviting 60+ adult living community offering comfort, convenience, and an active social lifestyle. This bright and updated third-floor apartment features 2 bedrooms, 2 bathrooms, and a functional layout designed for easy living. Enjoy sunny west-facing windows in the living room, along with direct access to a spacious, covered balcony—the perfect spot to relax and enjoy the afternoon sun. Newer vinyl plank flooring adds a fresh, modern touch while keeping maintenance simple. The bright white kitchen offers plenty of cabinetry and practical workspace, while convenient in-suite laundry adds to the everyday appeal. The spacious primary bedroom easily accommodates your furniture and features a walk-through closet leading to a private 4-piece ensuite. The second bedroom is thoughtfully separated from the primary bedroom for added privacy and is ideal for guests, a home office, or a hobby room. A second 3-piece bathroom with a walk-in shower completes the layout. Additional value comes with a titled underground parking stall (#23). Residents enjoy an impressive selection of building amenities, including a library and games room, exercise room, rooftop patio, car wash, guest suites, multiple recreation spaces, and a dining hall/banquet room. Regularly scheduled social activities help foster a welcoming community atmosphere. Chef-prepared meals are available in the dining hall, with a mandatory $75 monthly meal charge. Conveniently located just a short walk from Fish Creek Provincial Park, grocery stores, shopping, restaurants, banking, and other everyday services, this home also offers easy access to public transit, Macleod Trail, and major routes. If you're looking for comfortable, low-maintenance living in a welcoming adult community, this is an opportunity worth seeing. Book your private

showing today!

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