

# \$284,900 - 3326 Millrise Point Sw, Calgary

MLS® #A2227938

**\$284,900**

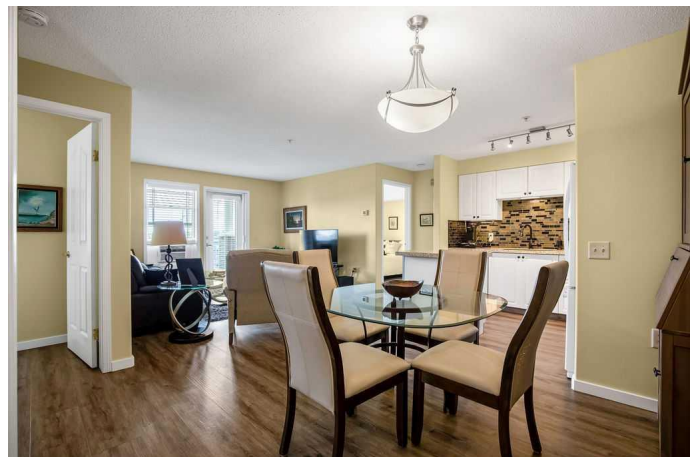
2 Bedroom, 2.00 Bathroom, 813 sqft

Residential on 0.00 Acres

Millrise, Calgary, Alberta

Building 3000 - Legacy Estates is a wonderful and vibrant 60+ Age Restricted/Seniors Building located in the SW Community of Millrise. Well cared for 3rd floor suite - 812 sq. ft. Open concept which faces East and has an abundance of natural lighting throughout. Living room has a window air conditioner and access to large balcony. Kitchen with moveable island. Good sized dining room. Large primary bedroom with walk through closet to 4 pce. ensuite bathroom. An additional 2nd bedroom. 3 pce. main bathroom. In suite laundry. Number of upgrades the last few years include: vinyl plank floors; paint; faux quartz countertops; kitchen backsplash, light fixtures, appliances - with newer washer/dryer (February 2025), newer window coverings (November 2024). Heated underground titled parking stall and titled storage. Each floor has a common area with fireplace. Amenities include library/computer room; exercise room; bistro; games room (pool table, shuffle board, TV, card tables). Social activities throughout the week. Rooftop terrace. Car wash bay. Guest suite. Wheelchair accessible. Visitor parking. Walking distance to C-Train, public transit, shopping, restaurants, entertainment and health services. \*Mandatory Meal Plan of \$75/month for Chef cooked meals in dining room.

Built in 2001



## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2227938          |
| Price          | \$284,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 813               |
| Acres          | 0.00              |
| Year Built     | 2001              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

## Community Information

|             |                        |
|-------------|------------------------|
| Address     | 3326 Millrise Point Sw |
| Subdivision | Millrise               |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2Y 3W4                |

## Amenities

|                |                                                                                    |
|----------------|------------------------------------------------------------------------------------|
| Amenities      | Car Wash, Elevator(s), Guest Suite, Secured Parking, Visitor Parking, Coin Laundry |
| Parking Spaces | 1                                                                                  |
| Parking        | Heated Garage, Parkade, Stall, Underground, Secured, Titled                        |

## Interior

|                   |                                                                                                                           |
|-------------------|---------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, No Smoking Home, Vinyl Windows, Walk-In Closet(s), Track Lighting                                         |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings, Wall/Window Air Conditioner |
| Heating           | Baseboard, Hot Water                                                                                                      |
| Cooling           | Window Unit(s)                                                                                                            |
| # of Stories      | 3                                                                                                                         |
| Basement          | None                                                                                                                      |

## Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | Balcony, Courtyard              |
| Roof              | Asphalt Shingle                 |
| Construction      | Stone, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                 |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 15th, 2025 |
| Days on Market | 16              |
| Zoning         | M-C2 d118       |

**Listing Details**

|                |                      |
|----------------|----------------------|
| Listing Office | MaxWell Canyon Creek |
|----------------|----------------------|

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