



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**3000 MILLRISE Point #3425, Calgary T2Y 3W4**

MLS® #: **A2125095**

Area: **Millrise**

Listing Date: **04/24/24**

List Price: **\$309,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Apartment**  
City/Town: **Calgary**  
Year Built: **2001**

Lot Information

Lot Sz Ar:  
Lot Shape:

Finished Floor Area

Abv Sqft: **808**  
Low Sqft:  
Ttl Sqft: **808**

DOM

**25**

Layout

Beds: **2 (2 )**  
Baths: **2.0 (2 0)**  
Style: **Low-Rise(1-4)**

Parking

Ttl Park: **0**  
Garage Sz:

Access:

Lot Feat:

Park Feat: **None**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Baseboard,Natural Gas**  
Sewer:  
Ext Feat: **Balcony**

Construction:  
**Stone,Vinyl Siding,Wood Frame**  
Flooring:  
**Carpet,Laminate,Linoleum**  
Water Source:  
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Dryer,Refrigerator,Stove(s),Washer**  
Int Feat:  
Utilities: **See Remarks**

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Kitchen</b>	<b>Main</b>	<b>9`6" x 8`6"</b>	<b>Living Room</b>	<b>Main</b>	<b>12`0" x 10`9"</b>
<b>Dining Room</b>	<b>Main</b>	<b>8`7" x 6`3"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>11`4" x 9`5"</b>
<b>Bedroom</b>	<b>Main</b>	<b>11`0" x 10`6"</b>	<b>Laundry</b>	<b>Main</b>	<b>2`11" x 2`7"</b>
<b>Foyer</b>	<b>Main</b>	<b>5`3" x 3`5"</b>	<b>4pc Ensuite bath</b>	<b>Main</b>	
<b>3pc Bathroom</b>	<b>Main</b>				

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$536

Fee Simple  
Fee Freq:  
Monthly

M-C2 d118

Legal Desc: 0111781

Remarks

Pub Rmks: **Welcome to this SOUGHT AFTER LEGACY ESTATES, 60+ BUILDING. THIS UNIT IS LARGE, BRIGHT AND WELL MAINTAINED, includes 2 bedrooms and 2 baths!! ENJOY A SUNNY AFTERNOON ON YOUR WEST FACING BALCONY with family and friends. This EXCELLENT FACILITY offers a pleasant social life and! A TON OF ACTIVITIES AND EXTRAS, including A BISTRO, LIBRARY, GYM, CRAFT ROOM, GAMES ROOM, HAIR SALON, SHUFFLEBOARD, A STUNNING ROOFTOP PATIO, HAIR SALON and a Fireplace on each floor in the common are. There is a Guest Suite for visiting family members as well as visitor parking near the front door. \*\*There is a mandatory meal plan of \$75/month with great chef cooked meals, offered in a huge dining room 5 days/week.\*\* Close to Fish Creek Provincial Park, Shopping at Millrise Station - which includes Sobeys and Shoppers Drug Mart, and walking distance to Fish Creek LRT Station and other transit. Newer carpet, newer laminate, and your own washer and dryer! Make Legacy Estates your new home and enjoy all of the extras that are included! Book today! This won't last long!!!**

Inclusions: n/a

Property Listed By: RE/MAX First

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123













