

3000 MILLRISE Point #3324, Calgary T2Y 3W4

MLS®#: **A2153179** Area: **Millrise** Listing Date: **11/21/24** List Price: **\$224,900**
 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:

Access:
 Lot Feat:
 Park Feat:

Finished Floor Area
 Abv Sqft: **630**
 Low Sqft:
 Ttl Sqft: **630**

Garage Door Opener,Heated Garage,Parkade,Titled,Underground

DOM

30
Layout
 Beds: **1 (1)**
 Baths: **1.0 (1 0)**
 Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**
 Garage Sz: **1**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Baseboard,Electric**
 Sewer: **Public Sewer**
 Ext Feat: **Balcony**

Construction: **Stone,Vinyl Siding,Wood Frame**
 Flooring: **Ceramic Tile,Laminate**
 Water Source: **Public**
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Stove,Range Hood,Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **Ceiling Fan(s),Laminate Counters,No Animal Home**
 Utilities: **Cable Connected,Electricity Connected,Electricity Not Available,Natural Gas Connected,Sewer Connected,Water Connected**

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	4`6" x 7`5"	Living Room	Main	15`7" x 10`11"
Dining Room	Main	10`3" x 7`6"	Kitchen	Main	8`7" x 7`11"
Laundry	Main	3`2" x 2`10"	Bedroom - Primary	Main	13`8" x 11`11"
4pc Bathroom	Main	7`8" x 8`4"			

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$494

Fee Simple

M-C2 d118

Fee Freq:

Monthly

Legal Desc: **0111781**

Remarks

Pub Rmks: **Welcome to Legacy Estates, a sought-after, resort-style building exclusively for adults aged 60+. This well-maintained, bright unit with TITLED PARKING and TITLED STORAGE is on the 3rd floor and features a large bedroom, full bathroom, kitchen, dining area, IN-SUITE LAUNDRY, and a balcony off the living room. OPTIONAL MEALS ARE AVAILABLE in the dining room with a minimum fee of \$75 per month for 3 meals. Enjoy the MANY AMENITIES, including a dining room, library, computer room, exercise room, craft room, guest suite for visitors, and a recreation room on each floor. The ROOFTOP TERRACE offers STUNNING VIEWS. Conveniently located close to the C-Train, Fish Creek Park, golf courses, and shopping. UTILITIES and AMENITIES ARE COVERED IN THE LOW CONDO FEE. This setup is ideal for seniors seeking adult-living in a vibrant community. Book your showing TODAY!!**

Inclusions: **N/A**
Property Listed By: **CIR Realty**

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











