

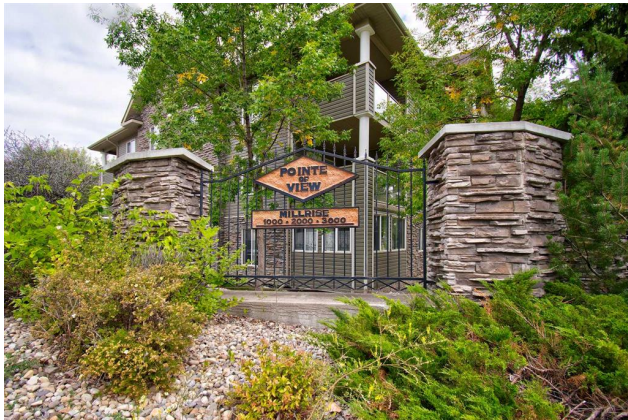


THE
A-TEAM

**RE/MAX
FIRST**

2000 MILLRISE Point #2202, Calgary T2Y3W4

MLS® #: **A2163904** Area: **Millrise** Listing **09/12/24** List Price: **\$329,900**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **1999**

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:

Lot Feat:

Park Feat:

Finished Floor Area
 Abv Sqft: **1,034**
 Low Sqft:
 Ttl Sqft: **1,034**

Heated Garage, Titled, Underground

DOM

7

Layout

Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Apartment**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Baseboard, Hot Water, Natural Gas**
 Sewer:
 Ext Feat: **Courtyard**

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

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer**
 Int Feat: **No Animal Home, No Smoking Home**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	16`9" x 11`11"	Kitchen	Main	12`0" x 9`5"
Dining Room	Main	11`6" x 7`8"	Bedroom - Primary	Main	12`9" x 11`4"
Bedroom	Main	14`4" x 10`7"	Laundry	Main	7`7" x 4`11"
3pc Ensuite bath	Main		4pc Bathroom	Main	

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$596

Fee Simple

M-C2 d118

Fee Freq:

Monthly

Legal Desc: 9913555

Remarks

Pub Rmks: **HERE IT IS!! THE PERFECT 1034 SQ FT CONDO IN POPULAR MILLRISE. JUST HIT THE MARKET!!! FABULOUS!!! NEWLY PAINTED 2 BEDROOM AND 2 FULL BATHS. BRIGHT CORNER END UNIT CONDO-NO ONE ABOVE YOU-MAJOR PLUS!! UNIT FACES EAST AND SOUTH. UNIT IS FILLED W/ NATURAL LIGHT. Entering The Unit You Are Greeted With A Bright Open Entryway. HUGE OPEN CONCEPT TO UNIT. Many New Light Fixtures In THIS IDEAL LIVING AREA. WELL LAID OUT DINING ROOM ADJACENT TO THE SPACIOUS LIVING ROOM AND WELL LAID OUT KITCHEN. Refinished Oak Kitchen Cabinets With Double Corner Windows Plus Breakfast Bar. Both Bedrooms Are Spacious. Primary Bedroom Has 3 Pc Ensuite. IN SUITE LAUNDRY AND EXTRA STORAGE IN UNIT. Large Balcony With Gas Line For BBQ. ONE UNDERGROUND HEATED TITLED PARKING STALL #96 PLUS TITLED CAGED STORAGE LOCKER #4. Lots Of Visitor Parking In Front Of Building. Enjoy The Beautiful Court Yard. Building Has A Fitness Room. IDEALLY SITUATED WITHIN WALKING DISTANCE TO LRT. Close by - Kid's Park, Schools, Bus Stops, Fish Creek Park, Macleod Trail, Cinema, Shopping Complex, Gas Station, Cafes And Various Restaurants. VACANT AND MOVE IN READY!! DON'T MISS THIS ONE!! GREAT LOCATION WITH NO AGE RESTRICTION IN THE 2000 BUILDING.**

Inclusions: None
Property Listed By: CIR Realty

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



