



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**3000 MILLRISE Point #3128, Calgary T2Y 3W4**

MLS®#: **A2177737**      Area: **Millrise**      Listing Date: **11/08/24**      List Price: **\$200,000**  
 Status: **Pending**      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: **None**

Finished Floor Area

Abv Sqft: **643**  
 Low Sqft:  
 Ttl Sqft: **643**

DOM

**12**  
Layout  
 Beds: **1 (1 )**  
 Baths: **1.0 (1 0)**  
 Style: **Apartment**

Parking

Ttl Park: **0**  
 Garage Sz:

Utilities and Features

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

Construction: **Concrete,Vinyl Siding,Wood Frame**  
 Flooring: **Vinyl Plank**  
 Water Source:  
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Range,Refrigerator,Washer/Dryer Stacked,Window Coverings**  
 Int Feat: **No Animal Home,No Smoking Home**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>4pc Bathroom</b>	<b>Main</b>	<b>10`7" x 7`0"</b>	<b>Bedroom</b>	<b>Main</b>	<b>11`11" x 12`5"</b>
<b>Kitchen</b>	<b>Main</b>	<b>11`2" x 7`3"</b>	<b>Living Room</b>	<b>Main</b>	<b>17`2" x 18`5"</b>

Legal/Tax/Financial

Condo Fee: **\$426**      Title: **Fee Simple**      Zoning: **M-C2**  
 Fee Freq: **Monthly**

Legal Desc: 0111781

Remarks

Pub Rmks: **Not just a home, but a lifestyle at Legacy Estates in Millrise! This 60+ adult building has it all...Amenities include a lounge with billiards, shuffle board, card tables, expansive library with books, puzzles, board games & exercise equipment too! There's a craft room, a rooftop patio, a guest suite for your out of town guests, car wash bay, and loads of social events planned throughout the week. The Bistro offers weeknight dinners prepared by the on site gourmet chef and monthly Sunday family dinners as well! That is just the common areas of this building. Enter the privacy of your own suite to new vinyl plank flooring, open concept kitchen and dining area, 1 bedroom, 1 bath, with in suite laundry and the AMAZING insulated covered balcony which can be an additional lounge room as this space can easily be used year round. Easy access to LRT, shopping, fish creek park and more. Join the lifestyle at Legacy Estates in Millrise!**

Inclusions: **None**  
Property Listed By: **Century 21 Bamber Realty LTD.**

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

















