



THE
A-TEAM

**RE/MAX
FIRST**

3000 MILLRISE Point #3111, Calgary T2Y 3W4

MLS® #: **A2180389**

Area: **Millrise**

Listing Date: **11/28/24**

List Price: **\$285,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Finished Floor Area
Abv Sqft: **806**
Low Sqft:
Ttl Sqft: **806**

DOM

54
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Low-Rise(1-4)**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:
Park Feat: **Parkade**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Baseboard**
Sewer:
Ext Feat: **None**

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

Kitchen Appl: **None**
Int Feat: **See Remarks**
Utilities:

Room Information

Room Level Dimensions
Bedroom **Main** **10`0" x 8`0"**
Bedroom - Primary **Main** **11`4" x 9`5"**

Room Level Dimensions
3pc Bathroom **Main** **0`0" x 0`0"**
4pc Bathroom **Main**

Legal/Tax/Financial

Condo Fee:
\$585

Title: **Fee Simple**
Fee Freq:
Monthly

Zoning:
M-C2 D118

Legal Desc: **0111781**

Remarks

Pub Rmks: **Court ordered sale. Welcome to Legacy Estates in Millrise. A lovely 60+ community within walking distance to groceries stores, pharmacy, coffee shops, and restaurants. The central living space of this unit separate the two bedrooms which each have their own bathroom. This unit also boasts a nice semi private patio off of the living room. Wide hallways, elevators, a main dining area, sitting lounge, exercise room, games area, craft room, library and roof top deck make this building inviting and contribute to the community feel.**

Inclusions: **As is where is**

Property Listed By: **CIR Realty**

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



