



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**3000 MILLRISE Point #3106, Calgary T2Y 3W4**

MLS® #: **A2182550**

Area: **Millrise**

Listing Date: **12/06/24**

List Price: **\$289,900**

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:

Finished Floor Area  
Abv Sqft: **813**  
Low Sqft:  
Ttl Sqft: **813**

**Parkade,Stall**

DOM

**47**

Layout

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

Parking

Ttl Park: **1**  
Garage Sz:

Utilities and Features

Roof:  
Heating: **Hot Water**  
Sewer:  
Ext Feat: **Courtyard,Garden**

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

Kitchen Appl: **Dishwasher,Dryer,Microwave Hood Fan,Refrigerator,Stove(s),Washer,Window Coverings**  
Int Feat: **Ceiling Fan(s),Closet Organizers,Granite Counters,Kitchen Island,Open Floorplan,Vinyl Windows,Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	5`11" x 5`5"	Laundry	Main	2`7" x 3`3"
3pc Bathroom	Main	7`1" x 8`1"	Bedroom	Main	10`6" x 11`0"
Sunroom/Solarium	Main	7`4" x 10`10"	Living Room	Main	12`0" x 12`10"
Kitchen	Main	10`2" x 8`8"	Dining Room	Main	9`3" x 12`1"
Bedroom - Primary	Main	11`4" x 9`5"	Walk-In Closet	Main	4`0" x 7`7"
4pc Ensuite bath	Main	8`9" x 7`4"			

Legal/Tax/Financial

Condo Fee:  
**\$577**

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

Zoning:  
**M-C2**

Legal Desc: **0111781**

Remarks

Pub Rmks: **Welcome to Legacy Estates in Millrise, an exceptional 60+ adult living community. This bright and updated 2-bedroom, 2-bathroom apartment is located on the first floor and offers a perfect blend of comfort and convenience. With east-facing windows, you'll enjoy morning sunlight throughout the day. The unit features a modern open-concept living space with updated stainless steel appliances, high end washer and dryer, and durable laminate and cork flooring throughout. The kitchen is equipped with granite countertops, a functional butcher block kitchen island, and ample cabinet space. The dining area is ideal for family meals and entertaining, while the cozy living room is filled with natural light. One of the standout features of this unit is the enclosed sunroom, offering a wonderful space for three-season enjoyment. The master bedroom is a peaceful retreat, complete with a walk-through double closet leading to a spacious 4-piece ensuite bathroom. A second bedroom and a convenient 3-piece bathroom with a walk-in shower provide extra comfort and functionality. This home also includes a titled underground parking stall, a titled storage unit, and condo fees that cover all utilities, except cable and phone. Legacy Estates offers numerous amenities such as a games room, library, gym, rooftop patio, craft room, car wash bay, extra laundry facilities, and even a guest suite for visitors. The building also boasts a beautiful dining and bistro room with meal plans available for an additional fee. Located just a short walk from the C-train station and local shopping at Millrise, Legacy Estates is the perfect place to embrace active, social, and worry-free living. Don't miss out on the opportunity and call for your viewing today!**

Inclusions:  
Property Listed By: **N/A**  
**2% Realty**

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











