

1000 MILLRISE Point #1305, Calgary T2Y 3W4

MLS® #: **A2187455** Area: **Millrise** Listing **01/15/25** List Price: **\$319,900**
 Status: **Active** County: **Calgary** Date: Change: **-\$10k, 30-Jan** 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: **838**
 Low Sqft:
 Ttl Sqft: **838**

Stall, Titled, Underground

DOM

17
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Apartment**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof:
 Heating: **Baseboard**
 Sewer:
 Ext Feat: **Balcony**

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

Kitchen Appl: **Dishwasher, Dryer, Electric Range, Microwave, Range Hood, Refrigerator, Washer**
 Int Feat:
 Utilities: **See Remarks**

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
3pc Ensuite bath	Main	8`1" x 4`11"	4pc Bathroom	Main	8`7" x 4`11"
Bedroom	Main	10`4" x 11`6"	Dining Room	Main	13`2" x 14`8"
Kitchen	Main	8`5" x 7`10"	Living Room	Main	10`8" x 12`4"
Bedroom - Primary	Main	11`3" x 10`10"	Storage	Main	4`3" x 5`0"

Legal/Tax/Financial

Condo Fee: **\$553** Title: **Fee Simple** Zoning: **M-C2**

Fee Freq:
Monthly

Legal Desc: **9913555**

Remarks

Pub Rmks: **45+ Building | Titled Parking | Titled Storage | Electricity Covered in Condo Fee | Welcome Home! To your beautifully maintained third-floor condo in the desirable community of Millrise, Calgary. This inviting 2-bedroom, 2-bathroom home offers a perfect blend of comfort and convenience. Upon entry, you'll be greeted by a bright and spacious open-concept living space. The kitchen is well-appointed with ample cabinetry and counter space, making it ideal for meal preparation and entertaining. The living and dining areas are open and airy, with large windows that allow natural light to flood the space, creating a warm and inviting atmosphere. Step out onto the covered balcony, perfect for enjoying your morning coffee or relaxing in the evening with a view. The primary bedroom is a true retreat, featuring a walk-through closet that leads to a private 3-piece ensuite, offering convenience and comfort. The second bedroom is generously sized and perfect for guests, a home office, or a cozy sanctuary. A 4-piece bathroom is also conveniently located near the second bedroom, offering additional space for family or guests. Additional highlights of this condo include in-suite laundry, in-suite storage, titled parking, and titled storage (ask about the "converted private workshop" , providing all the practicality and space you need for everyday living. Situated in an unbeatable location, this home is just a short distance from Fish Creek Train Station, shopping centres, and nearby parks, making commuting and leisure activities easy and accessible. Don't miss out on this fantastic opportunity to own a beautifully maintained condo in one of Calgary's most sought-after communities. Schedule your showing today!**

Inclusions: **none**
Property Listed By: **MaxWell Capital Realty**

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







