

1000 MILLRISE Point #1114, Calgary T2Y 3W4

MLS®#: **A2189552** Area: **Millrise** Listing Date: **02/01/25** List Price: **\$289,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential Apartment**
 Sub Type: **Calgary**
 City/Town: **Calgary**
 Year Built: **1999**
Lot Information
 Lot Sz Ar:
 Lot Shape:
 Access:
 Lot Feat:
 Park Feat: **Underground**

Finished Floor Area
 Abv Sqft: **840**
 Low Sqft:
 Ttl Sqft: **840**

DOM
0
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Low-Rise(1-4)**
Parking
 Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof:
 Heating: **Baseboard**
 Sewer:
 Ext Feat: **Other**
 Construction: **Vinyl Siding**
 Flooring: **Laminate**
 Water Source:
 Fnd/Bsmt:
 Kitchen Appl: **Dishwasher,Garage Control(s),Microwave Hood Fan,Refrigerator,Stove(s),Window Coverings**
 Int Feat: **Built-in Features,No Animal Home,No Smoking Home,Open Floorplan,Storage**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Main	11`3" x 10`10"	Kitchen	Main	8`0" x 7`9"
Living Room	Main	15`2" x 12`3"	Dining Room	Main	12`2" x 8`7"
Bedroom	Main	11`5" x 10`4"	Storage	Main	5`0" x 4`2"
3pc Bathroom	Main		4pc Ensuite bath	Main	

Legal/Tax/Financial

Condo Fee: **\$522** Title: **Fee Simple** Zoning: **M-C2**

Fee Freq:
Monthly

Legal Desc: **9913555**

Remarks

Pub Rmks: **Welcome to Millrise Point! This 840 sq ft, 2 bedroom, 2 bathroom unit is located on the main floor of this age restricted 45+ building. You'll love the wide open floor plan. The bedrooms are separated by the spacious living room that features a corner fireplace. Patio doors lead to the private secluded patio. The functional kitchen, with stainless steel Fridge and stove, overlooks the large dining area which is open to the living room. The master bedroom features walk through closet and a 4 piece ensuite. There is a good sized second bedroom and 3 piece main bathroom with a shower. There is a convenient in suite laundry room and a storage room. Added bonus is the titled heated underground parking with storage area and separate titled storage. Millrise Point is conveniently located within walking distance to Millrise LRT station, shopping, pubs and restaurants. Book your showing today before it's gone!**

Inclusions: **N/A**
Property Listed By: **MaxWell Canyon Creek**

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









