



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**3000 MILLRISE Point #3102, Calgary T2Y 3W4**

MLS®#: **A2194985**

Area: **Millrise**

Listing Date: **02/18/25**

List Price: **\$339,900**

Status: **Active**

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: **1,042**  
Low Sqft:  
Ttl Sqft: **1,042**

**Garage Door Opener,Heated Garage,Parkade,See Remarks,Stall,Titled,Underground**

DOM

**4**

Layout

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

Parking

Ttl Park: **1**  
Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Baseboard,Hot Water**  
Sewer:  
Ext Feat: **None**

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

Kitchen Appl: **Dishwasher,Electric Stove,Range Hood,Refrigerator,Washer/Dryer Stacked,Window Coverings**  
Int Feat: **Ceiling Fan(s),No Animal Home,No Smoking Home,Storage,Vinyl Windows,Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Entrance</b>	<b>Main</b>	<b>9`0" x 5`0"</b>	<b>Dining Room</b>	<b>Main</b>	<b>16`2" x 14`9"</b>
<b>Living Room</b>	<b>Main</b>	<b>12`1" x 11`0"</b>	<b>Kitchen</b>	<b>Main</b>	<b>11`0" x 9`8"</b>
<b>Laundry</b>	<b>Main</b>	<b>7`2" x 5`0"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>12`4" x 12`0"</b>
<b>Bedroom</b>	<b>Main</b>	<b>11`1" x 9`7"</b>	<b>Porch - Enclosed</b>	<b>Main</b>	<b>10`10" x 8`5"</b>
<b>3pc Bathroom</b>	<b>Main</b>		<b>4pc Ensuite bath</b>	<b>Main</b>	

Legal/Tax/Financial

Condo Fee:  
**\$765**

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

Zoning:  
**M-C2**

Legal Desc: **0111781**

Remarks

Pub Rmks: **Legacy Estates is a wonderful and vibrant 60+ Age Restricted Building located in the SW Community of Millrise. This beautifully maintained main floor unit is 1042 sq. ft. and has an enclosed/secure 3 season patio/sunroom (10'.10"x7'.5"). Open concept with kitchen (with sit down peninsula); dining room; living room; 2 bedrooms - (large primary bedroom with walk through closet to a 4 pce. en-suite bathroom and good sized 2nd bedroom). 3 pce. main bathroom. In-suite laundry with storage. Each floor has a common area with a fireplace. Amazing amenities: bistro; library; exercise room and games room (pool table, shuffle boards, big screen TV, card tables); rooftop terrace; hair salon; car wash bay; coin laundry. Guest Suite. Wheelchair accessible. Visitor parking. Social activities throughout the week. Walking distance to C-Train, public transit, shopping, restaurants, entertainment and health services. \*Mandatory Meal Plan of \$75.00/month for chef cooked meals in dining room served 5 times a week (\*Currently No Charge as of January 2025 till Chef has been hired\*). Upgrades throughout the last few years - luxury vinyl flooring (Karndean); carpets - bedrooms; ceiling fans; stackable washer/dryer; NEW stainless steel fridge, stove and dishwasher. Unit comes with underground/heated titled parking stall #38; titled storage space #2.**

Inclusions: **Garage Door Remote**  
Property Listed By: **MaxWell Canyon Creek**

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









