

# \$339,900 - 3102, 3000 Millrise Point Sw, Calgary

MLS® #A2194985

**\$339,900**

2 Bedroom, 2.00 Bathroom, 1,042 sqft  
Residential on 0.00 Acres

Millrise, Calgary, Alberta

Legacy Estates is a wonderful and vibrant 60+ Age Restricted/Seniors 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' x 7' x 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.



Built in 2001

## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2194985      |
| Price          | \$339,900     |
| Bedrooms       | 2             |
| Bathrooms      | 2.00          |
| Full Baths     | 2             |
| Square Footage | 1,042         |
| Acres          | 0.00          |
| Year Built     | 2001          |
| Type           | Residential   |
| Sub-Type       | Apartment     |
| Style          | Low-Rise(1-4) |
| Status         | Active        |

## Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 3102, 3000 Millrise Point Sw |
| Subdivision | Millrise                     |
| City        | Calgary                      |
| County      | Calgary                      |
| Province    | Alberta                      |
| Postal Code | T2Y 3W4                      |

## Amenities

|                |   |
|----------------|---|
| Amenities      | Car Wash, Elevator(s), Guest Suite, Secured Parking, Visitor Parking, Coin Laundry  |
| Parking Spaces | 1   |
| Parking        | Garage Door Opener, Heated Garage, Parkade, See Remarks, Stall, Titled, Underground |

## Interior

|                   |  |
|-------------------|--|
| Interior Features | Ceiling Fan(s), No Animal Home, No Smoking Home, Storage, Vinyl Windows, Walk-In Closet(s)   |
| Appliances        | Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer Stacked, Window Coverings |
| Heating           | Baseboard, Hot Water   |
| Cooling           | None   |
| # of Stories      | 4  |
| Basement          | None   |

## Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | None                            |
| Roof              | Asphalt Shingle                 |
| Construction      | Stone, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                 |

### **Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | February 18th, 2025 |
| Days on Market | 45                  |
| Zoning         | M-C2                |

### **Listing Details**

|                |                      |
|----------------|----------------------|
| Listing Office | MaxWell Canyon Creek |
|----------------|----------------------|

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