

**3211 Millrise Point SW**  
**Calgary, Alberta**

**MLS # A2238555**



**\$269,900**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Millrise                           |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                   |
| <b>Size:</b>     | 811 sq.ft.                         | <b>Age:</b>   | 1997 (28 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | None                               |               |                   |
| <b>Lot Size:</b> | 0.08 Acre                          |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |                                                           |
|--------------------|-----------------------------------------------------------|
| <b>Heating:</b>    | Baseboard, Natural Gas                                    |
| <b>Floors:</b>     | Carpet, Laminate, Linoleum                                |
| <b>Roof:</b>       | -                                                         |
| <b>Basement:</b>   | -                                                         |
| <b>Exterior:</b>   | Stone, Vinyl Siding, Wood Frame                           |
| <b>Foundation:</b> | -                                                         |
| <b>Features:</b>   | Ceiling Fan(s), Elevator, No Animal Home, No Smoking Home |

|                   |           |
|-------------------|-----------|
| <b>Water:</b>     | -         |
| <b>Sewer:</b>     | -         |
| <b>Condo Fee:</b> | \$ 619    |
| <b>LLD:</b>       | -         |
| <b>Zoning:</b>    | M-C2 d118 |
| <b>Utilities:</b> | -         |

**Inclusions:** None

Live Your Best Life in Style! Welcome to independent living at its finest—this vibrant 60+ community has everything you’ve been dreaming of and more! Step into this outstanding two-bedroom, open-concept unit and be instantly wowed by the bright, airy space and your own covered balcony with serene views of the landscaped grounds. The kitchen is a chef’s delight with tons of storage and a layout that makes cooking feel effortless. Dine in peace or host family and friends with ease in the spacious dining area that flows beautifully into the cozy living room—perfect for quiet nights or lively get-togethers. The primary bedroom offers a generous layout with a private en suite, while the second bedroom and bath make overnight guests feel right at home. And the perks don’t stop there! Enjoy heated underground parking, a library, community dining spaces, a guest suite for four, comfortable lounges, a rooftop patio, hobby rooms, and a fitness centre. Craving a break from cooking? Delicious meals are available, prepared by a professional chef. All this within walking distance to shops, transit, and scenic Fish Creek Park. This unit isn’t just a place to live—it’s a lifestyle. Don’t miss out!