

3231 Millrise Point SW
Calgary, Alberta

MLS # A2214245

\$339,900

Division:	Millrise		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,036 sq.ft.	Age:	2001 (24 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Secured, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 758
Basement:	None	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Elevator, No Animal Home, No Smoking Home		

Inclusions: none

Welcome to Legacy Estates – an exceptional 60+ community offering comfort, convenience, and an active lifestyle! This bright and airy second floor 2-bedroom, 2-bathroom condo boasts 1,036 sq ft of meticulously maintained living space with a desirable northwest-facing balcony. You'll love the open layout, newer appliances, in-suite laundry and storage, and the sense of home throughout. Enjoy an abundance of amenities including two elevators, a games room, exercise room, library, movie night, bistro cafe, craft room, and a roof top patio – perfect for socializing or relaxing. The spacious communal dining room offers chef-prepared meals five days a week as part of the \$75/month mandatory meal plan (currently no charge until a new chef is hired, as of January 2025). Additional perks include a complete guest suite, heated underground parking, a car wash bay, and easy access to the C-Train, transit, shopping, restaurants, entertainment, and healthcare services – all within walking distance. This is more than just a home – it's a lifestyle. Book your showing today!