

2314, 2000 Millrise Point SW  
Calgary, Alberta

MLS # A2251434

\$339,000

|           |                                    |        |                   |
|-----------|------------------------------------|--------|-------------------|
| Division: | Millrise                           |        |                   |
| Type:     | Residential/Low Rise (2-4 stories) |        |                   |
| Style:    | Apartment-Single Level Unit        |        |                   |
| Size:     | 972 sq.ft.                         | Age:   | 1999 (26 yrs old) |
| Beds:     | 2                                  | Baths: | 2                 |
| Garage:   | Heated Garage, Titled, Underground |        |                   |
| Lot Size: | -                                  |        |                   |
| Lot Feat: | -                                  |        |                   |

|             |  |            |           |
|-------------|--|------------|-----------|
| Heating:    | Baseboard  | Water:     | -         |
| Floors:     | Carpet, Hardwood, Tile                           | Sewer:     | -         |
| Roof:       | -  | Condo Fee: | \$ 621    |
| Basement:   | -  | LLD:       | -         |
| Exterior:   | Stone, Vinyl Siding, Wood Frame                  | Zoning:    | M-C2 d118 |
| Foundation: | -  | Utilities: | -         |
| Features:   | Ceiling Fan(s), Granite Counters, Kitchen Island |            |           |

Inclusions: Custom Window Coverings (Blackouts)

Location is everything, and this home offers just that. Within walking distance to a grocery store and drug store, and only minutes from the C-train, McLeod Trail, Southcentre, and Avenida Shopping Centre, convenience is at your doorstep. Additional amenities along 160th, including restaurants, a theatre, more grocery stores, and shops, are also just minutes away. This well-managed adult building is surrounded by beautifully maintained grounds and a clean, welcoming interior. This large corner unit is filled with upgrades, featuring newer vinyl plank flooring throughout. The spacious foyer offers plenty of room along with a large closet for coats and shoes. The open concept layout flows from the kitchen into the dining and living areas. The kitchen is designed with granite countertops, a newer backsplash, newer appliances, under-valence lighting, ample cabinetry, and a large island with an eating bar. The inviting living room includes a cozy gas fireplace and large windows that bring in plenty of natural light. There are two spacious bedrooms, including a generous master bedroom with double closets and a three-piece ensuite. The second bedroom is also a great size and includes a large closet. The dining area easily accommodates a large table, and the in-suite laundry room offers additional storage with a newer washer and dryer. Step outside from the living room or kitchen onto the west-facing deck, complete with a gas outlet for the Weber barbecue. The unit includes titled, underground parking and a storage room conveniently located on the main level. The grounds are beautifully landscaped with trees and greenery, creating a warm and welcoming setting to call home.