

3326 Millrise Point SW  
Calgary, Alberta

MLS # A2227938



**\$284,900**

|                  |   |               |                   |
|------------------|---|---------------|-------------------|
| <b>Division:</b> | Millrise  |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories)                          |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit                                 |               |                   |
| <b>Size:</b>     | 813 sq.ft.  | <b>Age:</b>   | 2001 (24 yrs old) |
| <b>Beds:</b>     | 2   | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Heated Garage, Parkade, Secured, Stall, Titled, Underground |               |                   |
| <b>Lot Size:</b> | -   |               |                   |
| <b>Lot Feat:</b> | -   |               |                   |

|                    |   |                   |           |
|--------------------|---|-------------------|-----------|
| <b>Heating:</b>    | Baseboard, Hot Water  | <b>Water:</b>     | -         |
| <b>Floors:</b>     | Vinyl Plank   | <b>Sewer:</b>     | -         |
| <b>Roof:</b>       | Asphalt Shingle   | <b>Condo Fee:</b> | \$ 626    |
| <b>Basement:</b>   | None  | <b>LLD:</b>       | -         |
| <b>Exterior:</b>   | Stone, Vinyl Siding, Wood Frame   | <b>Zoning:</b>    | M-C2 d118 |
| <b>Foundation:</b> | Poured Concrete   | <b>Utilities:</b> | -         |
| <b>Features:</b>   | Kitchen Island, No Smoking Home, Track Lighting, Vinyl Windows, Walk-In Closet(s) |                   |           |

**Inclusions:** N/A

Legacy Estates is a wonderful and vibrant 60+ Age Restricted/Seniors Building located in the SW Community of Millrise. Well cared for 3rd floor suite - 812 sq. ft. Open concept which faces East and has an abundance of natural lighting throughout. Living room has a window air conditioner and access to large balcony. Kitchen with moveable island. Good sized dining room. Large primary bedroom with walk through closet to 4 pce. ensuite bathroom. An additional 2nd bedroom. 3 pce. main bathroom. In suite laundry. Number of upgrades the last few years include: vinyl plank floors; paint; faux quartz countertops; kitchen backsplash, light fixtures, appliances - with newer washer/dryer (February 2025), newer window coverings (November 2024). Heated underground titled parking stall and titled storage. Each floor has a common area with fireplace. Amenities include library/computer room; exercise room; bistro; games room (pool table, shuffle board, TV, card tables). Social activities throughout the week. Rooftop terrace. Car wash bay. Guest suite. Wheelchair accessible. Visitor parking. Walking distance to C-Train, public transit, shopping, restaurants, entertainment and health services. \*Mandatory Meal Plan of \$75/month for Chef cooked meals in dining room.