

# \$279,900 - 3119 Millrise Point Sw, Calgary

MLS® #A2254250

**\$279,900**

2 Bedroom, 2.00 Bathroom, 810 sqft

Residential on 0.00 Acres

Millrise, Calgary, Alberta

Welcome to comfort, convenience and community in this beautifully updated 2 bed, 2 bathroom ground-floor unit in the heart of Millrise's 60+ adult living building! Enjoy easy access with no stairs, a spacious patio oasis perfect for flowers or your own mini garden, and thoughtful updates throughout. Upgrades include: newer flooring, fresh paint, newer washer/dryer, updated bathroom vanities & lighting, new cupboard hardware, newer hood fan, and a newer dishwasher. The bright kitchen features plenty of storage, and the large open living and dining space is perfect for entertaining. Stay cool with a window A/C (only 4 years old) in the primary suite and a ceiling fan in the main living area. This unit also comes equipped with a walk-in shower in the second bath and a tub in the primary ensuite for relaxing baths. This well-managed 60+ complex offers tons of incredible amenities: library & puzzle room, exercise room, games room, car wash bay, guest suite, and a dining room with a \$75/month mandatory meal plan (includes 3 flexible meals/month that can be accumulated). Stay social with regular events and a welcoming community. Titled underground parking included, plus you're just minutes from LRT transit, shopping, and all Millrise has to offer. This is the one you've been waiting for, don't miss this move-in-ready gem!

Built in 2001



## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2254250          |
| Price          | \$279,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 810               |
| Acres          | 0.00              |
| Year Built     | 2001              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

## Community Information

|             |                        |
|-------------|------------------------|
| Address     | 3119 Millrise Point Sw |
| Subdivision | Millrise               |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2Y 3W4                |

## Amenities

|                |                                                                                                                                                          |
|----------------|----------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Elevator(s), Fitness Center, Guest Suite, Parking, Recreation Facilities, Recreation Room, Secured Parking, Trash, Visitor Parking, Car Wash, Party Room |
| Parking Spaces | 1                                                                                                                                                        |
| Parking        | Heated Garage, Parkade, Stall, Titled                                                                                                                    |

## Interior

|                   |                                                                                                                    |
|-------------------|--------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Vinyl Windows, Walk-In Closet(s)                                                                   |
| Appliances        | Dishwasher, Dryer, Range Hood, Refrigerator, Washer, Window Coverings, Wall/Window Air Conditioner, Electric Range |
| Heating           | Baseboard                                                                                                          |
| Cooling           | Window Unit(s)                                                                                                     |
| # of Stories      | 4                                                                                                                  |

## Exterior

|                   |                           |
|-------------------|---------------------------|
| Exterior Features | Balcony, Private Entrance |
|-------------------|---------------------------|

|              |                                 |
|--------------|---------------------------------|
| Roof         | Asphalt Shingle                 |
| Construction | Stone, Vinyl Siding, Wood Frame |
| Foundation   | Poured Concrete                 |

### **Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 6th, 2025 |
| Days on Market | 59                  |
| Zoning         | M-C2 d118           |

### **Listing Details**

|                |                           |
|----------------|---------------------------|
| Listing Office | RE/MAX Landan Real Estate |
|----------------|---------------------------|

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