

# \$324,900 - 3207 Millrise Point Sw, Calgary

MLS® #A2230636

**\$324,900**

2 Bedroom, 2.00 Bathroom, 1,032 sqft

Residential on 0.00 Acres

Millrise, Calgary, Alberta

Large/inner corner suite - Building 3000 - Legacy Estates in Millrise. This 1032 sq. ft. - 2 bedroom and 2 bathroom is located in a vibrant 60+ Age Restricted Building. Well maintained complex in the SW community of Millrise. Open concept living room and dining with kitchen (upgraded fridge, dishwasher and microwave hood fan). Huge primary bedroom with his and hers closets and a 4 pce. en-suite bathroom. Good sized 2nd bedroom; 3 pce. main bathroom; in-suite storage room and laundry. Suite faces SW onto quiet courtyard. Good sized balcony. Titled heated/secured underground parking stall. Titled storage unit. Amenities: library; exercise room; games room (pool table, shuffle board, big screen TV, card tables); roof top terrace; car wash bay; coin laundry; guest suite and hair dresser. Wheelchair accessible. Visitor parking. Social activities throughout the week. Walking distance to the C-Train, public transit, shopping, restaurants, entertainment and health services. \*Mandatory Meal Plan of \$75.00/month for chef cooked meals in dining room served 5 times a week.

Built in 2001

## Essential Information

MLS® # A2230636

Price \$324,900

Bedrooms 2



|                |                   |
|----------------|-------------------|
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 1,032             |
| Acres          | 0.00              |
| Year Built     | 2001              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 3207 Millrise Point Sw |
| Subdivision | Millrise               |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2Y 3W4                |

### Amenities

|                |                                                                                              |
|----------------|----------------------------------------------------------------------------------------------|
| Amenities      | Coin Laundry, Elevator(s), Secured Parking, Trash, Visitor Parking, Car Wash, Guest Suite    |
| Parking Spaces | 1                                                                                            |
| Parking        | Garage Door Opener, Heated Garage, Parkade, Secured, Stall, Titled, Underground, See Remarks |

### Interior

|                   |                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Storage, Vinyl Windows              |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings |
| Heating           | Baseboard, Hot Water                                                                                 |
| Cooling           | None                                                                                                 |
| # of Stories      | 4                                                                                                    |
| Basement          | None                                                                                                 |

### Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | Balcony, Courtyard, Storage     |
| Roof              | Asphalt Shingle                 |
| Construction      | Stone, Vinyl Siding, Wood Frame |

Foundation                      Poured Concrete

**Additional Information**

Date Listed                      June 23rd, 2025  
Days on Market                92  
Zoning                              M-C2 d118

**Listing Details**

Listing Office                    MaxWell Canyon Creek

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.