

# \$335,900 - 3420, 3000 Millrise Point Sw, Calgary

MLS® #A2199631

**\$335,900**

2 Bedroom, 2.00 Bathroom, 806 sqft  
Residential on 0.00 Acres

Millrise, Calgary, Alberta

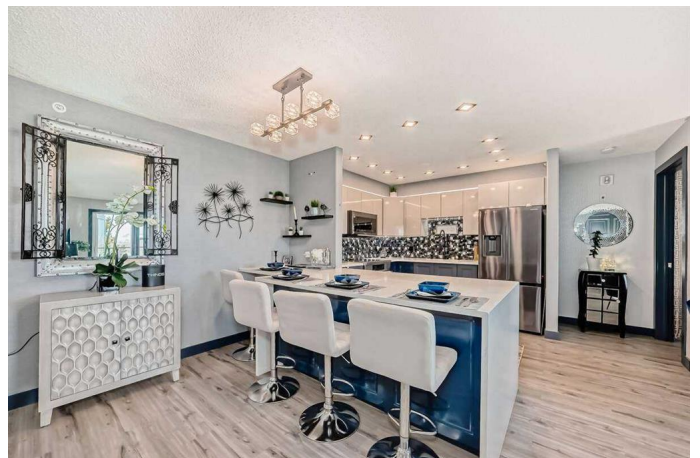
For more information, please click Brochure button.

Welcome to this premier \*60+ community\* offering a fully upgraded, top-floor condo suite with breathtaking views stretching all the way to downtown Calgary. Designed for comfort (wheelchair accessible) and style, this unit has been completely modernized with sleek finishes and upgrades, ensuring a luxurious and worry-free lifestyle.

From the stunning \*\*LED spotlights\*\* on the ceiling to the \*\*gorgeous kitchen\*\*, every detail has been thoughtfully considered. The condo features \*\*new appliances (Sept 2023)\*\* including an electric stove, \*\*LG tower laundry center\*\*, \*\*two split air conditioners\*\* in both the master bedroom and living room, \*\*custom Zebra blinds\*\*, ceiling fans, new vinyl flooring, and new hardware. The added \*\*August lock\*\* provides convenience and security for peace of mind.

The heart of this home is the \*\*extra-large quartz kitchen island\*\*, which doubles as a dining space—ideal for entertaining or enjoying meals in a bright, open setting.

This vibrant community offers a \*\*full-service kitchen\*\* with an on-site chef preparing \*\*delicious gourmet dinners\*\*. There is a mandatory dining fee of \$75 every month that may be used as a credit to your dining room bills.



Designed for an active and social lifestyle, this vibrant community features daily activities in the lounge and the bistro, games room, an exercise room, weekly or on call hair dresser, a guest suite and a welcoming atmosphere. The condo is ideally located just steps from the train station providing easy access to the city and only minutes away from major shopping centres and highways (MacLeod Trail & Stoney Trail), the provincial Fish Creek Park and a short trip to the Y.

This residence offers the perfect blend of convenience and community living - a truly exceptional home for independent seniors looking for a stress-free and fulfilling lifestyle. Don't miss this rare opportunity! Note: \*This unit comes with an underground titled parking stall and a titled storage unit\*

Built in 2001

### **Essential Information**

MLS® #	A2199631
Price	\$335,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	806
Acres	0.00
Year Built	2001
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### **Community Information**

Address	3420, 3000 Millrise Point Sw
Subdivision	Millrise
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T2Y 3W4

### Amenities

Amenities	Coin Laundry, Elevator(s), Guest Suite, Other, Park, Parking, Secured Parking, Snow Removal, Storage, Trash, Visitor Parking, Car Wash, Roof Deck, Recreation Room
Parking Spaces	1
Parking	Parkade, Stall

### Interior

Interior Features	Ceiling Fan(s), Closet Organizers, Elevator, Granite Counters, Kitchen Island, No Smoking Home, Pantry, Recessed Lighting, Recreation Facilities, Storage, Vinyl Windows, Walk-In Closet(s), Low Flow Plumbing Fixtures
Appliances	Electric Range, Garage Control(s), Microwave Hood Fan, Washer/Dryer Stacked, Window Coverings, Wall/Window Air Conditioner, ENERGY STAR Qualified Dryer, ENERGY STAR Qualified Appliances
Heating	Baseboard, Radiant
Cooling	ENERGY STAR Qualified Equipment, Wall Unit(s)
# of Stories	4
Basement	None

### Exterior

Exterior Features	Courtyard, Rain Gutters
Roof	Asphalt
Construction	Stone, Stucco, Vinyl Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	March 5th, 2025
Days on Market	61
Zoning	M-C2

### Listing Details

Listing Office	Easy List Realty
----------------	------------------

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.