

\$299,900 - N/a, 1405 Millrise Point Sw, Calgary

MLS® #A2109033

\$299,900

2 Bedroom, 2.00 Bathroom, 840 sqft

Residential on 0.00 Acres

Millrise, Calgary, Alberta

Welcome to this sought after (45+ age restricted), 840 sq ft, 2-bedroom 2-bath, top floor condo with a view! As soon as you step inside, you will be impressed by the open and spacious feel of the main dining/living room area. The living room features a gas fireplace and sliding patio doors to an oversized, east-facing covered balcony that provides morning sun and beautiful sunrise views.

The large spacious primary bedroom includes a walk-in closet and full 4-piece bath. The second bedroom is also large and located next to the second full 4-piece bath. The kitchen features new laminate countertops, new flooring, custom pull out drawers and stainless-steel appliances. Additional updates include new flooring throughout the living room and dining room, as well as new sinks in both bathrooms.

To complete this unit, there is in-suite laundry, in-suite storage, and an additional 12'x4' storage cage in front of your underground heated 12' extra wide titled parking space. The parking is right beside the elevator for additional security and convenience.

Condo fees are only \$492 monthly and include ALL your utilities (heat, water & electricity). Also included: an amenities room with library, an outdoor gazebo and an abundance of visitor parking, so you'll never have to worry



about your guests finding a place to park.

Perfectly situated between Fish Creek & Shawnessy C-train stations, and just minutes from Fish Creek Park...Fish Creek Park offers an extensive trail network, with endless outdoor adventures for every season. You are also close to plenty of shopping, restaurants, schools, parks and more!

This condo offers comfort, convenience, and luxury all in one package. It's the perfect property to call your new home.

Built in 1999

Essential Information

MLS® #	A2109033
Price	\$299,900
Sold Price	\$310,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	840
Acres	0.00
Year Built	1999
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Sold

Community Information

Address	N/a, 1405 Millrise Point Sw
Subdivision	Millrise
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 3W4

Amenities

Amenities	Elevator(s), Gazebo, Recreation Room, Snow Removal, Storage, Trash, Visitor Parking
Parking Spaces	1
Parking	Heated Garage, Titled, Underground

Interior

Interior Features	Laminate Counters, No Smoking Home, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer Stacked, Window Coverings
Heating	Baseboard, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
# of Stories	4

Exterior

Exterior Features	Balcony
Construction	Stone, Vinyl Siding, Wood Frame

Additional Information

Date Listed	February 23rd, 2024
Date Sold	March 8th, 2024
Days on Market	14
Zoning	M-C2 d118
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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