\$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.

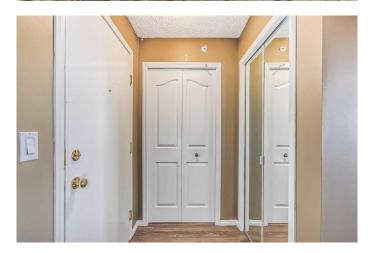
The large spacious primary bedroom includes a walk-in closet and full 4-piece bath. The second bedroom is also large and located next to the second full 4-piece bath. The kitchen features new laminate countertops, new flooring, custom pull out drawers and stainless-steel appliances. Additional updates 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'x 4' 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

Year Built

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

Type Residential
Sub-Type Apartment
Style Low-Rise(1-4)

Status Sold

Community Information

Address N/a, 1405 Millrise Point Sw

1999

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 '

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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