

1208 Millrise Point SW  
Calgary, Alberta

MLS # A2300748



## \$419,000

<b>Division:</b>	Millrise		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Multi Level Unit		
<b>Size:</b>	2,192 sq.ft.	<b>Age:</b>	1999 (27 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Heated Garage, Parkade, Side By Side, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Hot Water, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle, Membrane	<b>Condo Fee:</b>	\$ 1,270
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-C2 d118
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** n/a

Experience the lifestyle you've been waiting for - luxury, comfort, and true convenience in this exceptionally rare, 4 bedroom, 3 full-bath condo offering 2,192 SF of thoughtfully designed living space. Step inside to an inviting open-concept living and dining area for easy entertaining, plus the convenience of a two-level layout that offers flexible privacy and comfort. The ground floor entry hosts 2 bedrooms and 1 full bath, large family room, pantry/laundry room, while the upper level entry includes 2 bedrooms, 2 full baths, kitchen/dining room along with a west facing deck just off the living room. With a private internal staircase and elevator access not far from the unit doors, this condo is designed with real accessibility in mind. The spacious layout is ideal for multi-generational living—whether you're caring for aging adults, setting up a mother-in-law space, hosting roommates or accommodating other multi-family needs, the options are yours! Its also ideal for a professional couple desiring "yours and mine" home offices and still have 2 large primary bedrooms that easily fit a king bed in each. Lock and leave on your business/holiday trips with peace of mind. Imagine a home that fits your lifestyle perfectly, with two titled parking stalls, two titled storage lockers and one condo fee (only \$0.58/SF) that covers everything including electricity, heat, water, trash, landscaping, insurance and professional management, ensuring a truly maintenance-free lifestyle. Residents also enjoy access to resort-style amenities including a party/social room, library, fitness room, a pet relief area, inviting outdoor sitting spaces, and plenty of visitor parking for guests. Nestled in the well-managed 45+ age-restricted complex (with some spousal and caregiver exemptions), you'll enjoy peace of mind, privacy and an active, welcoming community.

Pets are welcome with board approval, making it a warm and inclusive environment. Ideally located in desirable Millrise, this low-rise condominium offers easy access to shopping, dining, parks and public transportation, combining modern convenience with an inviting sense of community and security. This is a rare opportunity for those who want it all: space, sophistication and worry-free living. View today!