



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**3120, 3120 Millrise Point SW
Calgary, Alberta**

MLS # A2332430



\$324,900

Division:	Millrise		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	872 sq.ft.	Age:	2001 (25 yrs old)
Beds:	2	Baths:	2
Garage:	None, Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water, Natural Gas
Floors:	Linoleum, Vinyl Plank
Roof:	Asphalt
Basement:	-
Exterior:	Concrete, Stone, Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Elevator, No Animal Home, No Smoking Home, Recreation Facilities

Water:	-
Sewer:	-
Condo Fee:	\$ 577
LLD:	-
Zoning:	M-C2 d118
Utilities:	-

Inclusions: N/A

Welcome to Legacy Estates Millrise, where comfort, convenience, and community come together. This bright and inviting main-floor 2-bedroom, 2-bathroom home offers everything you need to enjoy an active, maintenance-free lifestyle in one of Calgary's most sought-after 60+ communities. The thoughtfully designed floor plan features a spacious living and dining area, a functional kitchen with abundant cabinetry and counter space, in-suite laundry, and a generous primary bedroom complete with a walk-through closet and private 4-piece ensuite. The second bedroom is ideal for guests, hobbies, or a home office. One of this home's standout features is the secure, enclosed three-season sunroom, providing the perfect place to enjoy your morning coffee, read a book, or simply relax while taking in the peaceful east-facing exposure. Legacy Estates is much more than a condominium—it's a vibrant community. Residents enjoy an impressive selection of amenities including a full-service dining room with on-site chef, café; bistro, library, fitness room, craft room, games room with pool table and shuffleboard, hair salon, guest suite, rooftop terrace, car wash bay, and comfortable lounges that encourage neighbours to gather and connect. A full calendar of social activities makes it easy to stay as active and involved as you choose. The monthly condominium fees include heat, water, electricity, and professional management, leaving only cable and telephone as additional utilities. A mandatory \$75 monthly dining fee provides a credit toward 3 chef-prepared weekday meals and carries forward if unused. Located just steps from shopping, restaurants, health services, public transit, and the Fish Creek-Lacombe LRT Station, everything you need is within easy reach. Parking is available with the unit on a rental basis. Wheelchair accessible building

with elevators and ample visitor parking. With Board approval, cats are allowed in this unit.