



CORY PELCHAT
REALTOR®
GRASSROOTS REALTY GROUP LTD.

780-933-9938
pelchatsold@gmail.com

**3301, 3301 Millrise Point SW
Calgary, Alberta**

MLS # A2280607



\$359,900

Division:	Millrise		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,044 sq.ft.	Age:	2001 (25 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 758
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	M-C2 d118
Foundation:	-	Utilities:	-

Features: Elevator, Granite Counters, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recreation Facilities, Vinyl Windows

Inclusions: Drapes, TV and Wall Bracket in 2nd Bedroom

Premium location for this bright, spacious 3rd-floor end unit with no neighbours above! One of the largest units in this well-managed Adult 60+ community, this 2-bedroom, 2-bathroom home offers an excellent open-concept layout with extra South and West facing windows flooding the home with an abundance of natural light. The U-shaped kitchen is generous in size with granite countertops, a large peninsula, white cabinets and pull-outs, and newer stainless-steel appliances. The living and dining areas feature a large open space for added comfort and ambiance, along with electronic blinds and laminate flooring running throughout most of the unit. The primary bedroom includes a private 4-piece ensuite with walk thru closet, while a 3-piece main bath is perfect for guests off the second bedroom. Additional highlights include a large covered balcony, tiled entry, in-suite storage with newer stand-up washer and dryer, jacuzzi tub, towel warmer, quartz bathroom countertops, and a tiled heated underground parking stall. Enjoy an exceptionally active and welcoming community or simply relax in the comfort of your own home. Building amenities span multiple floors and include a dining room, Café Bistro, lounge, craft room, exercise room, hair salon, library, guest suite, rooftop, and a carwash. Did I mention a chef Mon-Fri for dinner? Condo fees include heat, water, and electricity. A mandatory \$75/month dining fee applies for weekday meals. Public transit is conveniently located, with shopping, restaurants, and health services just steps away. The LRT station is adjacent to the complex, making commuting effortless. This impressive unit truly offers comfort, convenience, and community…a must-see!