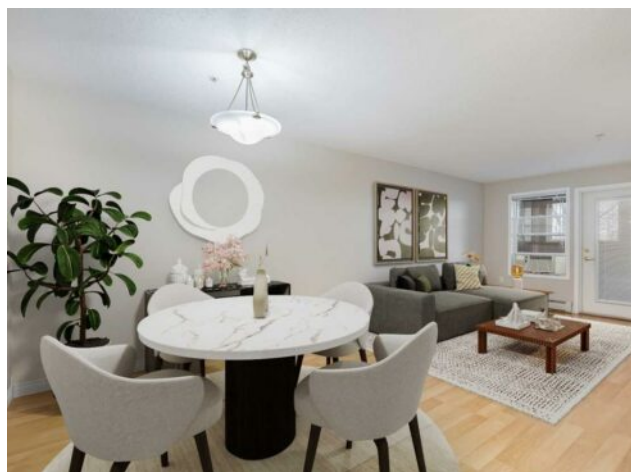


**3116, 3000 Millrise Point SW
Calgary, Alberta**

MLS # A2283046



\$199,900

Division:	Millrise		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	722 sq.ft.	Age:	2001 (25 yrs old)
Beds:	1	Baths:	1
Garage:	Off Street		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 445
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	M-C2 d118
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: Toilet Bidet Attachment

This well-maintained one bedroom, one bathroom condo offers a comfortable and functional layout with the added benefit of a fully enclosed balcony, providing usable space year-round. Located in the established community of Millrise, the home features a white kitchen that opens to the living and dining areas, creating an easy flow for everyday living. The bedroom is generously sized with room for a full furniture set, and the four-piece bathroom is thoughtfully positioned nearby. In-suite laundry adds convenience, while condo fees include utilities, helping keep monthly expenses straightforward. The building itself is designed to support an active, social, and worry-free lifestyle. Wide hallways, elevators, and wheelchair-accessible common areas make moving through the building comfortable and easy. Residents have access to an impressive range of amenities, including a fitness room, library, craft room, games and social room with pool table and shuffleboard, and a lounge with a fireplace on each floor that encourages connection with neighbours. A rooftop patio provides a welcoming space to enjoy fresh air, morning sunshine, or time with friends. A full-service dining room with an on-site chef offers chef-prepared dinners served Monday through Friday, along with meals for special occasions. A mandatory \$75 monthly dining fee applies, which can be used as a credit toward meals and carried forward if unused. Additional conveniences include a cafe bistro, movie and games area, a hair salon available weekly or on call, a guest suite for visiting family or friends, visitor parking, and a full calendar of social activities throughout the week. The location further enhances the appeal. Millrise Plaza is approximately a ten-minute walk away and offers everyday essentials such as Sobeyes, Shoppers Drug Mart, Starbucks, and other services. The Fish Creek–Lacombe

LRT Station is just steps from the building, providing easy access to public transit, while Macleod Trail is minutes away for convenient commuting. Fish Creek Provincial Park is nearby for walking and outdoor enjoyment, and the shops, restaurants, and amenities of Shawnessy Towne Centre are also close at hand. Please note that pets are not permitted in this unit. This residence offers a thoughtful balance of privacy, convenience, and community, making it an excellent option for independent seniors seeking a stress-free and fulfilling lifestyle with opportunities to stay active and socially connected. Take advantage of your opportunity to see this incredible property in person, book your showing today! Be sure to check out the floor plans and 3D tour for a closer look before your visit.