1312 Millrise Point SW

Calgary | Active | MLS® A2358576

$309,900









Bedrooms	Bathrooms	Year Built	Living area
2	**2**	**1999**	**1,003.5 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by RE/MAX Landan Real Estate

A closer look

Located in the desirable SW community of Millrise, this spacious 2-bedroom, 2-bathroom condo offers 1,003.5 sq. ft. of comfortable living space in a well-maintained 45+ building. The open-concept floor plan features bedrooms and bathrooms on opposite sides of the unit for added privacy, with a spacious dining area open to the kitchen and living room. Freshly painted, the unit features an inviting kitchen with ample cabinetry and stainless steel appliances. The spacious primary bedroom offers an oversized north-facing window, walk-through closet and 4-piece ensuite. Additional features include an electric fireplace, in-suite laundry, and a private balcony with a north-facing view and no neighboring building directly behind. The unit also includes one titled underground parking stall and a heated storage locker. Building amenities include a fitness center, party room, elevator and visitor parking. Ideally located just a short walk to the LRT, shopping, schools and walking paths. Call you favorite realtor today to schedule a showing!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2358576
Bedrooms	2
Bathrooms	2
Year Built	1999
Property Type:	Residential
Property Sub Type:	Apartment
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Apartment-Single Level Unit
Total Living Area:	1,003.5 sq. ft.
Condo Fee:	$624.88

Condo Fee Includes:	Amenities of HOA/Condo, Common Area Maintenance, Electricity, Heat, Insurance, Maintenance Grounds, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Trash, Water
Front Exposure:	South
Unit Exposure:	North
Floor Location:	Other
Entry Level:	3
Stories Total:	4
Levels:	Single Level Unit
End Unit:	2+ Common Walls
Total Rooms Above Grade:	5
Year built:	1999 (Age: 27)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	0
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	1
Plan:	9913555
Heating:	Baseboard, Natural Gas
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Stone, Vinyl Siding, Wood Frame
Structure Type:	Low Rise (2-4 stories)
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Laminate

Cooling:	None
Fireplaces:	1
Fireplace Details:	Electric, Mantle, Tile
Garage:	No
Parking:	Stall, Titled, Underground
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Unit, Laundry Room
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	Millrise Point
Community:	Millrise
Amenities:	Elevator(s), Fitness Center, Parking, Party Room, Storage, Trash, Visitor Parking
Appliances:	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer
Inclusions:	Window coverings
Restrictions:	Adult Living
Pets Allowed:	Restrictions, Yes
Main Floor	Entrance · 6'1" × 3'11" ·
Main Floor	Laundry · 7'6" × 5'6" ·
Main Floor	Bedroom · 12'6" × 12'4" ·
Main Floor	Living Room · 15'2" × 13' ·
Main Floor	Balcony · 11'10" × 8'1" ·
Main Floor	Dining Room · 9'4" × 8'11" ·
Main Floor	Kitchen · 8'11" × 8'6" ·
Main Floor	Bedroom - Primary · 13'9" × 12'5" ·
Title to Land:	Fee Simple

Community Features:	Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Ceiling Fan(s), Storage
Exterior Features:	Balcony
Patio And Porch Features:	Balcony(s)
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone S
Zoning:	M-C2
Listed Date:	Nov 13, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/1312-millrise-point-sw-calgary-a2358576/

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