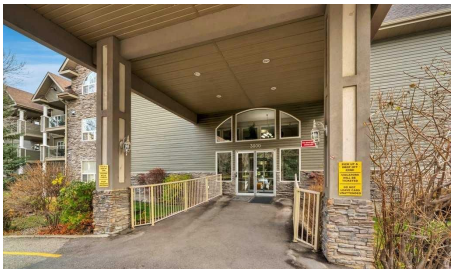
3319 3000 Millrise Point SW

Calgary | Active | MLS® A2354192

$257,500









Bedrooms	Bathrooms	Year Built	Living area
2	**2**	**2001**	**806.81 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

Welcome to Building 3000 at Legacy Estates in Millrise, an inviting 60+ adult living community offering comfort, convenience, and an active social lifestyle. This bright and updated third-floor apartment features 2 bedrooms, 2 bathrooms, and a functional layout designed for easy living. Enjoy sunny west-facing windows in the living room, along with direct access to a spacious, covered balcony-the perfect spot to relax and enjoy the afternoon sun. Newer vinyl plank flooring adds a fresh, modern touch while keeping maintenance simple. The bright white kitchen offers plenty of cabinetry and practical workspace, while convenient in-suite laundry adds to the everyday appeal. The spacious primary bedroom easily accommodates your furniture and features a walk-through closet leading to a private 4-piece ensuite. The second bedroom is thoughtfully separated from the primary bedroom for added privacy and is ideal for guests, a home office, or a hobby room. A second 3-piece bathroom with a walk-in shower completes the layout. Additional value comes with a titled underground parking stall (#23). Residents enjoy an impressive selection of building amenities, including a library and games room, exercise room, rooftop patio, car wash, guest suites, multiple recreation spaces, and a dining hall/banquet room. Regularly scheduled social activities help foster a welcoming community atmosphere. Chef-prepared meals are available in the dining hall, with a mandatory $75 monthly meal charge. Conveniently located just a short walk from Fish Creek Provincial Park, grocery stores, shopping, restaurants, banking, and other everyday services, this home also offers easy access to public transit, Macleod Trail, and major routes. If you're looking for comfortable, low-maintenance living in a welcoming adult community, this is an opportunity worth seeing. Book your private showing today!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2354192
Bedrooms	2
Bathrooms	2
Year Built	2001
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:	806.81 sq. ft.
Main Level Finished Area:	806.81 sq. ft.
Condo Fee:	$676.43
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:	West
Unit Exposure:	West
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:	2001 (Age: 25)
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:	0111781
Heating:	Baseboard, Hot Water
Basement:	None
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:	Vinyl Plank
Cooling:	None
Fireplaces:	0
Garage:	No
Parking:	Heated Garage, Parkade, Secured, 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:	Legacy Estates in Millrise
Community:	Millrise
Amenities:	Bicycle Storage, Car Wash, Elevator(s), Fitness Center, Guest Suite, Parking, Party Room, Recreation Facilities, Recreation Room, Secured Parking, Snow Removal, Trash, Visitor Parking
Appliances:	Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer Stacked, Window Coverings
Inclusions:	N/A
Restrictions:	Adult Living, Easement Registered On Title, Pet Restrictions or Board approval Required
Pets Allowed:	Restrictions, Cats OK, Dogs OK
Main Floor	Living Room · 19'9" × 13'3" ·
Main Floor	Dining Room · 11'2" × 9'9" ·
Main Floor	Bedroom - Primary · 11'4" × 9'4" ·

Main Floor	Bedroom · 11' × 10'4" ·
Main Floor	Laundry · Measurements not available ·
Main Floor	Kitchen · 9'9" × 8'8" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	See Remarks
Exterior Features:	Balcony, Courtyard
Patio And Porch Features:	Balcony(s), Rooftop Patio
Accessibility Features:	Accessible Common Area, Accessible Entrance, Accessible Hallway(s)
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone S
Zoning:	M-C2
Listed Date:	Oct 29, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/3319-3000-millrise-point-sw-calgary-a2354192/

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Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.