



DON'T GAMBLE WITH YOUR HOME.  
**RE/MAX JACK**  
OUELLETTE  
ASSOCIATE

780-831-7725  
jackadmin@gpremax.com

2314, 2000 Millrise Point SW  
Calgary, Alberta

MLS # A2251434



**\$339,000**

Division:	Millrise		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	972 sq.ft.	Age:	1999 (26 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 621
Basement:	-	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	M-C2 d118
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), Granite Counters, Kitchen Island		

**Inclusions:** Custom Window Coverings (Blackouts)

Location is everything, and this home offers just that. Within walking distance to a grocery store and drug store, and only minutes from the C-train, McLeod Trail, Southcentre, and Avenida Shopping Centre, convenience is at your doorstep. Additional amenities along 160th, including restaurants, a theatre, more grocery stores, and shops, are also just minutes away. This well-managed adult building is surrounded by beautifully maintained grounds and a clean, welcoming interior. This large corner unit is filled with upgrades, featuring newer vinyl plank flooring throughout. The spacious foyer offers plenty of room along with a large closet for coats and shoes. The open concept layout flows from the kitchen into the dining and living areas. The kitchen is designed with granite countertops, a newer backsplash, newer appliances, under-valence lighting, ample cabinetry, and a large island with an eating bar. The inviting living room includes a cozy gas fireplace and large windows that bring in plenty of natural light. There are two spacious bedrooms, including a generous master bedroom with double closets and a three-piece ensuite. The second bedroom is also a great size and includes a large closet. The dining area easily accommodates a large table, and the in-suite laundry room offers additional storage with a newer washer and dryer. Step outside from the living room or kitchen onto the west-facing deck, complete with a gas outlet for the Weber barbecue. The unit includes titled, underground parking and a storage room conveniently located on the main level. The grounds are beautifully landscaped with trees and greenery, creating a warm and welcoming setting to call home.