



2305 Millrise Point Calgary Alberta

\$289,900

Open house on Saturday, September 13, 2-4pm ***TWO OVERSIZED UNDERGROUND PARKING STALLS***

FIRST-TIME BUYERS & INVESTORS - this one is for YOU! This is 2305 Millrise Point - a perfectly located and beautifully maintained 2 bedroom, 2 bathroom apartment!! It's the absolute perfect combo of comfort, convenience, and privacy. First of all... the location! This unit is ideally located within walking distance to the Fish Creek C-Train Station (9 min), St. Mary's University (15 min), and a nearby plaza with everything you need (meaning that Sobeys, Shoppers and Starbucks are all also only a 10 minute walk away!!). Need to go a bit further? No problem! With quick and easy access to Macleod Trail (2 min), you can reach any other destination in the city that you'd like! Inside, the open-concept layout creates a bright and welcoming atmosphere! The living room is bright (your plants will thrive here!), yet really cozy! The room is anchored by a corner gas fireplace, absolutely perfect for cozy fall or winter evenings! The kitchen offers ample cabinetry and counter space and opens up into a spacious dining area (that many apartments don't even have!). Or maybe you prefer to enjoy your meals outside? The north-facing balcony surrounded by gorgeous mature trees gives you a private place to sit outside, enjoy your morning coffee and or summer dinners... while also not getting burned by direct sun! The primary suite also looks out onto mature trees, features a walk-through closet and a private ensuite bathroom. The second bedroom is generously sized (comes with a Murphy Bed!) and is located right next to the second full bathroom...making it ideal for guests or a home office (...or BOTH!). You'll also enjoy having in-suite laundry, and a massive storage room (which again is very difficult to find in an apartment!!). And here's the real bonus -- two HUGE underground titled parking sta...

4pc Bathroom 8.42 Ft x 4.92 Ft

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Bedroom 10.17 Ft x 11.42 Ft

Dining room 8.58 Ft x 12.17 Ft

Kitchen 8.25 Ft x 7.75 Ft

Living room 15.17 Ft x 12.25 Ft

Primary Bedroom 11.17 Ft x 10.67 Ft

Storage 4.25 Ft x 5.00 Ft

Listing Presented By:



Originally Listed by:
RE/MAX iRealty Innovations



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