

# \$360,000 - 1412, 1412 Millrise Point Sw, Calgary

MLS® #A2252566

**\$360,000**

2 Bedroom, 2.00 Bathroom, 1,003 sqft

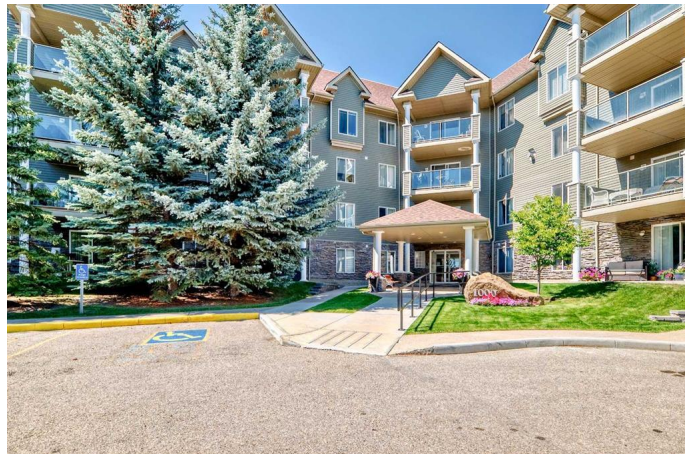
Residential on 0.00 Acres

Millrise, Calgary, Alberta

Welcome to this top-floor, 2-bdrm and 2-bath renovated condo with 1003 sq ft and a large covered balcony. Titled parking and titled storage are included. Age restricted 45+, so if you want peace and quiet, this is your building.

You will love the wide open floor plan with the bedrooms separated on each side for privacy. Recent renovations in the spacious kitchen include QUARTZ COUNTERS, new stylish backsplash, ALL-NEW STAINLESS STEEL APPLIANCES, tile floors, and a new sink and faucet. The primary bedroom is very spacious with a walk-in closet with built-in organizers, and a 4-piece ensuite bathroom. Both bathrooms have been renovated with new comfort-height toilets, new vanities with quartz counters, lighting, tile floors and mirrors. The main bath has a stunning new tiled walk-in shower. The seller is using the primary bedroom as a workspace and has her queen-size bed in the 2nd room. Other features include a stacked washer and dryer and in-unit storage. Guests will appreciate the 20 visitor parking spaces. Situated in an unbeatable location, this home is close to Fish Creek Train Station, shopping, pubs, restaurants, walking trails and nearby parks, making commuting and leisure activities easy and accessible. Don't miss this opportunity to own a classy, ready-to-move-in condo, with only 1 neighbour on one side and on the top floor.

Built in 1999



## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2252566          |
| Price          | \$360,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 1,003             |
| Acres          | 0.00              |
| Year Built     | 1999              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

## Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 1412, 1412 Millrise Point Sw |
| Subdivision | Millrise                     |
| City        | Calgary                      |
| County      | Calgary                      |
| Province    | Alberta                      |
| Postal Code | T2Y3W4                       |

## Amenities

|                |                                                           |
|----------------|-----------------------------------------------------------|
| Amenities      | Elevator(s), Snow Removal, Trash, Visitor Parking         |
| Parking Spaces | 1                                                         |
| Parking        | Heated Garage, Stall, Titled, Underground, Owned, Secured |
| # of Garages   | 1                                                         |

## Interior

|                   |                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Closet Organizers, No Smoking Home, Open Floorplan                           |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Baseboard                                                                                    |
| Cooling           | None                                                                                         |
| Fireplace         | Yes                                                                                          |
| # of Fireplaces   | 1                                                                                            |
| Fireplaces        | Gas                                                                                          |
| # of Stories      | 4                                                                                            |

## Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | Balcony                  |
| Roof              | Asphalt Shingle          |
| Construction      | Vinyl Siding, Wood Frame |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 29th, 2025 |
| Days on Market | 12                |
| Zoning         | M-C2 d118         |

**Listing Details**

|                |                    |
|----------------|--------------------|
| Listing Office | One Percent Realty |
|----------------|--------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.