# \$448,700 - 1208 Millrise Point Sw, Calgary

MLS® #A2264267

### \$448,700

4 Bedroom, 3.00 Bathroom, 2,192 sqft Residential on 0.00 Acres

Millrise, Calgary, Alberta

Experience the perfect blend of luxury, comfort, and convenience in this exceptionally rare 4-bedroom, 3 full-bath, multi-level condo featuring elevator access to each floor. Thoughtfully designed for multi-generational living, this quiet residence offers both generous space and accessibility for everyone. With an impressive 2,192 square feetâ€"the largest home in this exclusive low-rise complexâ€"you'II enjoy a flexible and functional layout tailored for comfort and ease. Embrace a low-maintenance, lock-and-leave lifestyle, ideal for couples who love to travel or anyone seeking the freedom of effortless living. This condo includes two titled underground (heated) parking stalls and three storage areas (two titled), providing ample room for all your needs. Condo fees cover everythingâ€"electricity, heat, water, trash, landscaping, insurance, and professional managementâ€"ensuring a truly maintenance-free lifestyle. Residents also enjoy access to resort-style amenities including a party/social room, library, fitness room, a pet relief area, inviting outdoor sitting spaces, and plenty of visitor parking for guests. This adult-oriented community welcomes residents where only one owner must be 45 or older, and live-in caregivers are exempt. Small pets are welcome with board approval, making it a warm and inclusive environment. Ideally located in desirable Millrise, this condo offers easy access to shopping, dining, public transportation, and







hospitals, combining modern convenience with an inviting sense of community and security. This is a rare opportunity for those who want it allâ€"space, sophistication, and worry-free living.

#### Built in 1999

#### **Essential Information**

MLS® # A2264267 Price \$448,700

Bedrooms 4

Bathrooms 3.00

Full Baths 3

Square Footage 2,192 Acres 0.00 Year Built 1999

Type Residential Sub-Type Apartment

Style Multi Level Unit

Status Active

# **Community Information**

Address 1208 Millrise Point Sw

Subdivision Millrise
City Calgary
County Calgary
Province Alberta
Postal Code T2Y 3W4

#### **Amenities**

Amenities Fitness Center, Gazebo, Party Room, Secured Parking, Visitor Parking

Parking Spaces 2

Parking Heated Garage, Parkade, Side By Side, Titled, Underground

# of Garages 2

#### Interior

Interior Features Closet Organizers, Kitchen Island, Laminate Counters, No Smoking

Home, Open Floorplan, Vinyl Windows, Walk-In Closet(s)

Appliances Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator,

Washer/Dryer

Heating Baseboard, Hot Water, Natural Gas

Cooling Wall Unit(s)

# of Stories 4

#### **Exterior**

Exterior Features Courtyard, Storage

Roof Asphalt Shingle

Construction Concrete, Stone, Vinyl Siding, Wood Frame

Foundation Poured Concrete

# **Additional Information**

Date Listed October 20th, 2025

Days on Market 15

Zoning M-C2 d118

# **Listing Details**

Listing Office RE/MAX First

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® 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.