

# \$279,900 - 2305 Millrise Point Sw, Calgary

MLS® #A2247642

**\$279,900**

2 Bedroom, 2.00 Bathroom, 835 sqft

Residential on 0.00 Acres

Millrise, Calgary, Alberta

**\*\*\*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™ 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 stalls and a titled storage unit on the main floor (NOT in the dusty parkade!). Whether you have two vehicles, or one vehicle and a desire for a small passive rental income— you are going to love the convenience of having two parking spots! The rest of the complex is well managed and maintained— It even features a lovely courtyard right next door - perfect for morning coffee, an evening book, or walking your pup! Whether you™re a first-time buyer, investor, or downsizer— this property has all of the essentials and conveniences that you could want! Call your favourite Realtor and let™s get your showing scheduled!

Built in 1999

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2247642    |
| Price          | \$279,900   |
| Bedrooms       | 2           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 835         |
| Acres          | 0.00        |
| Year Built     | 1999        |
| Type           | Residential |
| Sub-Type       | Apartment   |

|        |                   |
|--------|-------------------|
| Style  | Single Level Unit |
| Status | Active            |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 2305 Millrise Point Sw |
| Subdivision | Millrise               |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2Y 3W4                |

### Amenities

|                |                                                                                |
|----------------|--------------------------------------------------------------------------------|
| Amenities      | Fitness Center, Secured Parking, Storage, Trash, Visitor Parking, Snow Removal |
| Parking Spaces | 2                                                                              |
| Parking        | Secured, Stall, Titled, Underground                                            |

### Interior

|                   |                                                                                       |
|-------------------|---------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Ceiling Fan(s), Laminate Counters, Storage, Walk-In Closet(s)          |
| Appliances        | Dishwasher, Electric Range, Microwave, Range Hood, Refrigerator, Washer/Dryer Stacked |
| Heating           | Baseboard                                                                             |
| Cooling           | None                                                                                  |
| Fireplace         | Yes                                                                                   |
| # of Fireplaces   | 1                                                                                     |
| Fireplaces        | Gas, Living Room                                                                      |
| # of Stories      | 4                                                                                     |

### Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | Balcony                         |
| Construction      | Stone, Vinyl Siding, Wood Frame |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 14th, 2025 |
| Days on Market | 62                |
| Zoning         | M-C2 d118         |

### Listing Details

|                |                            |
|----------------|----------------------------|
| Listing Office | RE/MAX iRealty Innovations |
|----------------|----------------------------|

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.