

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

MLS® #A2247642

\$279,900

2 Bedroom, 2.00 Bathroom, 835 sqft

Single Family 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 bathroomâ€”making it ideal for guests or a home office (...or BOTH!). Youâ€™ll also enjoy having in-suite laundry, and a massive storage room (which again is very difficult to find in an apartment!)! And hereâ€™s the real bonus â€” 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 incomeâ€” you are going to love the convenience of having two parking spots! The rest of the complex is well managed and maintainedâ€” It even features a lovely courtyard right next door - perfect for morning coffee, an evening book, or walking your pup! Whether youâ€™re a first-time buyer, investor, or downsizerâ€” this property has all of the essentials and conveniences that you could want! Call your favourite Realtor and letâ€™s get your showing scheduled! (id:6289)

Built in 1999

Essential Information

Listing #	A2247642
Price	\$279,900
Bedrooms	2
Bathrooms	2.00
Square Footage	835
Acres	0.00
Year Built	1999
Type	Single Family
Sub-Type	Condominium/Strata

Community Information

Address	2305 Millrise Point Sw
Subdivision	Millrise

City	Calgary
Province	Alberta
Postal Code	T2Y3W4

Amenities

Amenities	Park, Playground, Schools, Shopping, Exercise Centre
Features	Parking
Parking Spaces	2
Parking	Underground

Interior

Appliances	Refrigerator, Range - Electric, Dishwasher, Microwave, Hood Fan, Washer/Dryer Stack-Up
Heating	Baseboard heaters
Cooling	None
Fireplace	Yes
# of Fireplaces	1
# of Stories	4

Exterior

Exterior	Stone, Vinyl siding
Construction	Wood frame

Listing Details

Listing Office	RE/MAX iRealty Innovations
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Listing information last updated on October 14th, 2025 at 6:48am PDT