

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

MLS® #A2264267

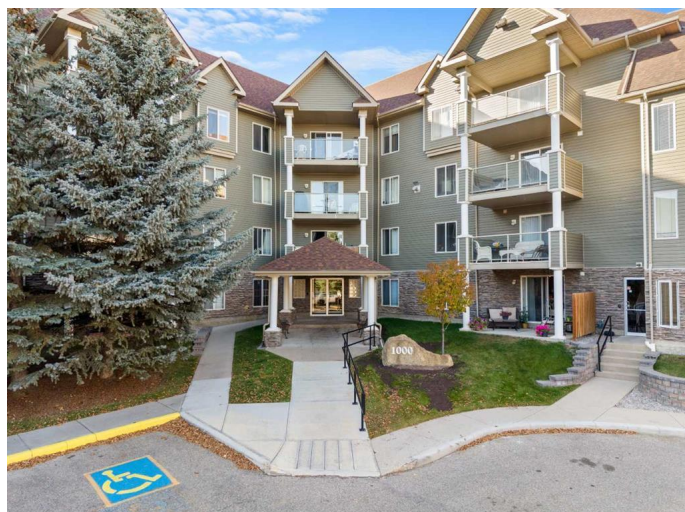
\$448,700

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 feet—the largest home in this exclusive low-rise complex—you™ll 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 everything—electricity, heat, water, trash, landscaping, insurance, and professional management—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 all—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	5
Zoning	M-C2 d118

Listing Details

Listing Office	RE/MAX First
----------------	--------------

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.