

# \$649,900 - 735 Millar Road Ne, Calgary

MLS® #A2223912

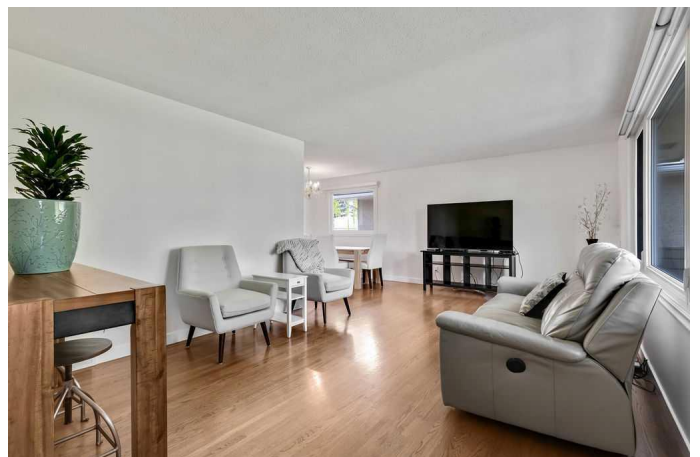
**\$649,900**

5 Bedroom, 3.00 Bathroom, 1,285 sqft  
Residential on 0.12 Acres

Mayland Heights, Calgary, Alberta

\*\*\*OPEN HOUSE Sat 11-3:30 Sunday 11-1\*\*\*

Welcome Home!!! This 1285 sq ft east facing updated bungalow is nestled in the sought after community of Mayland Heights! When you step into this home you can tell itâ€™s been well taken care of. The original hardwood has been refinished and flows throughout the main floor. Greet your guests in the large entrance way, which opens into the large living room area with lots of natural light. The updated kitchen/dining room has been opened up to create more space! Tons of counter and cupboard space, Quartz countertops, and stainless steel appliances. The main floor has 3 bedrooms. The large master bedroom has a 2 piece ensuite and lots of closet space. There is an updated modern 4 piece bathroom with new tiling, vanity, and tub to cap off the main floor. head downstairs and you have a great finished basement that is suited, great little unit or just use it to relax with the family. There are 2 more bedrooms and a 3 piece bathroom. Amazing upgraded new carpets throughout the basement, roxul sound proof insulation in the roof above the primary bedroom. You will love how comfortable this space is. Outside in your large private backyard we have a large patio with a new gas line for the bbq, perfect for BBQ'ing with your friends. A deep double detached garage is perfect for parking your truck, capped off with a new fence and west facing backyard to soak up the last of the rays of the day. The front has amazing curb appeal. There has been a ton of updates to this home,



new triple pane windows, new blinds throughout, new exterior doors, A/C unit, brand new H/E furnace, plumbing and electrical updated and recently painted throughout. Easy walk to shopping and restaurants, and the school is super close for the kids. This place is perfect for a family, investor or first time homebuyer! Don't miss out!!

Built in 1962

### Essential Information

MLS® #	A2223912
Price	\$649,900
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,285
Acres	0.12
Year Built	1962
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	735 Millar Road Ne
Subdivision	Mayland Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 5Z6

### Amenities

Parking Spaces	4
Parking	Double Garage Detached
# of Garages	2

## Interior

Interior Features	Storage, Vinyl Windows
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Range, Garage Control(s), Humidifier, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full, Suite

## Exterior

Exterior Features	BBQ gas line, Private Yard
Lot Description	Back Lane, Landscaped, Private, Rectangular Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Wood Frame, Wood Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	May 23rd, 2025
Days on Market	5
Zoning	R-CG

## Listing Details

Listing Office	CIR Realty
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