

703 Millar Road NE
Calgary, Alberta

MLS # A2338662



\$759,900

Division:	Mayland Heights		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,152 sq.ft.	Age:	1962 (64 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Front Yard, Irregular Lot, Yard Drainage		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Cement Fiber Board	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Quartz Counters, Separate Entrance, Sump Pump(s), Vinyl Windows		

Inclusions: N/A

Welcome to this extensively renovated bungalow in Mayland Heights, where over \$300,000 has been invested into the home, inside and out. Situated on a fenced corner lot, this property has been completely updated on both levels, including ceilings, flooring and finishes throughout. The main floor offers a bright and comfortable open spaced living area, while the lower level has been transformed into a fully renovated 2 bedroom legal basement suite complete with separate washer/dryer and electric fireplace, providing excellent flexibility for extended family or rental income. Major upgrades include 200 amp electrical service, a new Lennox furnace and hot water tank, central air conditioning, new roof and insulation, exterior painting, new double-pane windows and custom blinds. Outside, the improvements continue with extensive landscaping, a French drain and sump pump, concrete patio and hot tub pad with GFCI outlet, metal gazebo, 3D motion sensor cameras and a newer double heated garage with additional parking pad. All of this in an established inner city neighbourhood with convenient access to downtown, transit, shopping and schools. A thoughtfully renovated property where the major work has already been done.