

# \$675,000 - 819 Millar Road Ne, Calgary

MLS® #A2222106

**\$675,000**

3 Bedroom, 3.00 Bathroom, 1,115 sqft

Residential on 0.13 Acres

Mayland Heights, Calgary, Alberta

STUNNINGLY RENOVATED, DOWNTOWN VIEWS, SUNNY WEST FACING YARD, AND LOCATED ON A HUGE LOT IN MAYLAND HEIGHTS. This is definitely not your typical renovation! as if taken from the pages of a interior design magazine this home features style and character throughout. French white oak hardwood installed in a herringbone pattern run throughout the main floor of this open concept and functional home. The chefs dream kitchen is fitted custom cabinets strategically designed to efficiently make the best use of space, and accented with a high-end appliance package including a gas stove and paneled dishwasher ,While the large windows overlook the downtown skyline, and great backyard.. The large island features thick stone counters with waterfall ends, pendent lighting, room for seating, and opens onto a large living room providing a setup that is perfect for entertaining. The skyline views continue into the primary bedroom which provides plenty of space, a walking in closet with built ins, and access to the amazing ensuite bathroom. The ensuite comforts you with heated floors, floor to ceiling tile, a 6.3 ft single piece soaker tub, double shower with thick glass surround, dual sinks, and a recessed ceiling with led color adjustable lighting. The functionality continues to the second bedroom that allows it to be closed off as second primary retreat. It is also a good sized with its own large closet with built ins and located next to another full renovated



bathroom. Downstairs is fully developed with cool industrial style open ceilings, large media/family room area, gym/games area, another bedroom with an egress window, and a 3rd full bathroom also with in floor heating. The west facing backyard is filled with sun and has a great patio area, custom wood planters, and a huge gravel parking pad for all sized vehicles. NEW LUX TRIPPLE PANE LOW E DOUBLE GLAZED WINDOWS THROUGHT, NEW FURNACE, NEW INSTANT HOT WATER TANK, NEW ELECTRICAL PANNEL, BLOWN IN R60 INSULATION, CENTRAL AC, GREAT QUITE STREET, AND SO MUCH MORE!

Built in 1962

### **Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2222106    |
| Price          | \$675,000   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,115       |
| Acres          | 0.13        |
| Year Built     | 1962        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### **Community Information**

|             |                    |
|-------------|--------------------|
| Address     | 819 Millar Road Ne |
| Subdivision | Mayland Heights    |
| City        | Calgary            |
| County      | Calgary            |
| Province    | Alberta            |
| Postal Code | T2E 5Z6            |

### **Amenities**

|                |             |
|----------------|-------------|
| Parking Spaces | 4           |
| Parking        | Parking Pad |

## Interior

|                   |  |
|-------------------|--|
| Interior Features | Chandelier, Closet Organizers, Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Tankless Hot Water, Walk-In Closet(s), Stone Counters |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings                                 |
| Heating           | Forced Air, Natural Gas  |
| Cooling           | Central Air  |
| Has Basement      | Yes  |
| Basement          | Finished, Full   |

## Exterior

|                   |                                   |
|-------------------|-----------------------------------|
| Exterior Features | Garden, Storage                   |
| Lot Description   | Back Lane, Level, Rectangular Lot |
| Roof              | Asphalt Shingle                   |
| Construction      | Wood Frame, Metal Siding          |
| Foundation        | Poured Concrete                   |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 16th, 2025 |
| Days on Market | 1              |
| Zoning         | R-CG           |

## Listing Details

|                |                          |
|----------------|--------------------------|
| Listing Office | The Real Estate District |
|----------------|--------------------------|

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