

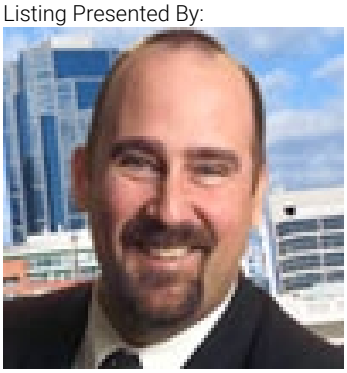
703 Millar Road Calgary Alberta

$739,900

Welcome to this beautifully renovated bungalow in the sought after inner city community of Mayland Heights. Situated on a fully fenced corner lot, this move in ready home offers the perfect blend of modern comfort, income potential, and peace of mind with extensive renovations completed throughout both levels. The bright, open concept main floor is designed for comfortable everyday living and entertaining, featuring updated finishes, flooring, ceilings, and a warm, inviting atmosphere. Downstairs, you'll find a fully renovated legal 2 bedroom basement suite with a separate entrance, private laundry, and electric fireplace, creating an ideal opportunity for rental income, multi generational living, or guest accommodations. This home has been extensively upgraded with major infrastructure improvements already completed, including 200-amp electrical service (perfect for EV charging), a Lennox high efficiency furnace, hot water tank, sump pump, central air conditioning, upgraded insulation, and a new roof (2026). Exterior updates include fresh paint, providing exceptional curb appeal and long term value.Step outside to enjoy the thoughtfully designed outdoor spaces, featuring professional landscaping, a French drain system, a concrete patio, dedicated hot tub pad with GFCI outlet, and a stylish metal gazebo for outdoor entertaining. The newer double heated garage, additional parking pad, and included 3D motion-sensor security cameras add convenience, comfort, and security.Located in a well-established neighbourhood just minutes from downtown, transit, schools, parks, and shopping, this property offers the rare combination of a fully updated home with a legal suite and significant capital upgrades already completed.Whether you're a homeowner looking for extra income, a multi-generational family, or an investor seeking a turnkey opportunity, this exceptional property che...

3pc Bathroom 7.75 Ft x 5.08 Ft
Bedroom 13.00 Ft x 12.33 Ft
Bedroom 13.25 Ft x 9.33 Ft
Kitchen 15.08 Ft x 12.08 Ft
Living room 15.00 Ft x 14.58 Ft
4pc Bathroom 8.92 Ft x 5.00 Ft
Bedroom 9.25 Ft x 9.25 Ft
Bedroom 8.75 Ft x 14.33 Ft
Dining room 7.83 Ft x 9.00 Ft
Kitchen 12.17 Ft x 19.33 Ft
Living room 12.17 Ft x 19.33 Ft
Primary Bedroom 10.33 Ft x 15.25 Ft

Listing Presented By:



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