

# \$899,000 - 52 Millward Place Ne, Calgary

MLS® #A2205567

**\$899,000**

4 Bedroom, 4.00 Bathroom, 2,031 sqft  
Residential on 0.11 Acres

Mayland Heights, Calgary, Alberta

**\*\*\*OPEN HOUSE SATURDAY APRIL 5th 12 - 2 pm\*\*\* PRIME LOCATION WITH EASY ACCESS DOWNTOWN ! MODERNLY RENOVATED | QUIET CUL-DE-SAC | PIE-SHAPED LOT | OVERSIZED DOUBLE ATTACHED GARAGE | HIGH-END UPGRADES THROUGHOUT | 4 BEDROOMS | HUGE BACKYARD | Fully renovated 4 bedroom home on an oversized pie lot within a quiet cul-de-sac! This prime location offers easy access to downtown as well as numerous nearby amenities. Great curb appeal with an oversized double attached garage immediately impresses. Inside this beautiful home is a meticulous renovation boasting high-end upgrades and designer finishes creating a space that is warm and inviting yet still practical. Updates include fresh paint in a neutral hue, new triple pane windows (25 year warranty), new doors, new baseboards, new casings, flat painted ceilings, vinyl plank flooring, new decora plugs and switches, all new modern lighting and much more. The bayed living room is open to the dining room, perfect for entertaining. Show off your culinary prowess in the sleek new kitchen, featuring stone countertops, stainless steel appliances and full-height custom cabinets. Gather in front of the charming wood-burning (with gas starter) fireplace flanked by built-ins in the welcoming family room. Patio sliders lead to the back deck encouraging an effortless indoor/outdoor lifestyle. A rare side entrance leads to the mudroom/laundry area and**



continues onto the 3-piece bathroom for a quick clean-up upon entry. The primary bedroom on the upper level is a true owner's retreat complete with a private balcony for peaceful morning coffees, a large walk-in closet and a private ensuite. Both additional bedrooms on this level are spacious and bright with easy access to the stylish 4-piece bathroom. The finished basement is an entertainer's dream with tons of room to gather with friends and family to watch the big game or just unwind after a long work week. Easily refill drinks and snacks at the wet bar too! A 4th guest bedroom, another full bathroom and ample storage complete this level. Being on a pie lot allows for a massive backyard, privately fenced with tons of play space for kids and pets while the adults barbecue or lounge on the deck. Ideally located within the inner-city community of Mayland Heights well known for its numerous parks, excellent restaurants, pubs, cafes, shops, great transit options and easy access to downtown. Stunningly renovated plus an outstanding location – this home has it all, come see for yourself!

Built in 1983

### **Essential Information**

MLS® #	A2205567
Price	\$899,000
Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	2,031
Acres	0.11
Year Built	1983
Type	Residential
Sub-Type	Detached
Style	2 Storey

Status Active

### Community Information

Address 52 Millward Place Ne  
Subdivision Mayland Heights  
City Calgary  
County Calgary  
Province Alberta  
Postal Code T2E 7R9

### Amenities

Parking Spaces 4  
Parking Double Garage Attached, Oversized  
# of Garages 2

### Interior

Interior Features Bookcases, Built-in Features, Chandelier, Recessed Lighting, Soaking Tub, Storage, Walk-In Closet(s), Wet Bar  
Appliances Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer, Window Coverings  
Heating Forced Air, Natural Gas  
Cooling None  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Wood Burning, Gas Log  
Has Basement Yes  
Basement Finished, Full

### Exterior

Exterior Features Private Yard  
Lot Description Back Yard, Backs on to Park/Green Space, Landscaped, Lawn, Pie Shaped Lot  
Roof Asphalt Shingle  
Construction Brick, Stucco, Wood Frame  
Foundation Poured Concrete

### Additional Information

Date Listed April 1st, 2025  
Days on Market 3  
Zoning R-CG

## Listing Details

Listing Office      LPT Realty

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