

# \$629,900 - 35 Mchugh Road Ne, Calgary

MLS® #A2213447

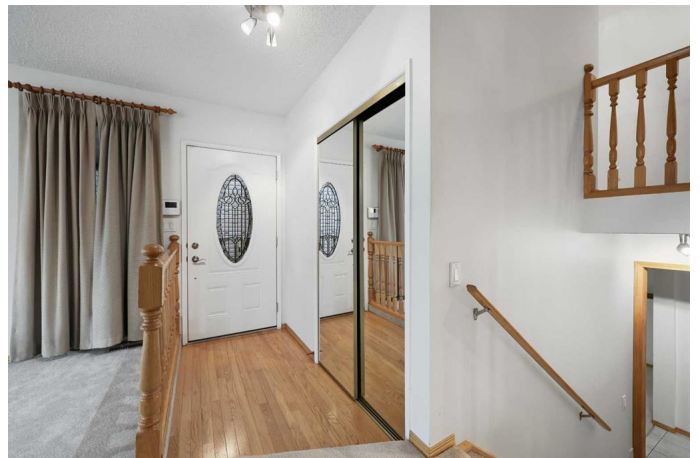
**\$629,900**

4 Bedroom, 3.00 Bathroom, 1,165 sqft

Residential on 0.09 Acres

Mayland Heights, Calgary, Alberta

Welcome to this well-maintained 4-level split located in the heart of the friendly and established community of Mayland Heights. This spacious home offers 4 bedrooms, 3 full bathrooms, and a layout perfect for growing families or anyone looking for room to spread out. Thoughtfully cared for over the years, the property features several recent upgrades, including newer windows, stainless steel appliances (2022), a new hot water tank (2023), and an upgraded washer and dryer. As you step inside, youâ€™re greeted by a bright and airy open-concept living and dining area with large windows that flood the space with natural light. The dining area flows into a generously sized kitchen, complete with modern stainless steel appliances, ample counter space, and great functionality for everyday living or hosting guests. The upper level boasts two comfortable bedrooms and a 4-piece main bathroom, along with a spacious primary suite that includes its own private 3-piece ensuite. On the lower level, you'll find a cozy recreation area, ideal for entertaining, featuring a wood-burning fireplace and a built-in wet bar. This level also includes two more bedrooms and an additional 4-piece bathroom, offering flexibility for guests or a larger family. Downstairs, the basement provides even more space, with two additional dens that make ideal home offices, craft rooms, or play areas, as well as ample storage throughout. The laundry/mechanical room has been carefully maintained, with a newer hot



water tank installed in 2023 and a recently serviced furnace. Outside, the fully fenced backyard features a double detached garage and a convenient shed, adding even more storage and workspace options. Ideally situated just minutes from parks, playgrounds, schools, public transit, and major routes, this location offers quick access to downtown and other key amenities.

Built in 1981

**Essential Information**

MLS® #	A2213447
Price	\$629,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,165
Acres	0.09
Year Built	1981
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

**Community Information**

Address	35 Mchugh Road Ne
Subdivision	Mayland Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 7V2

**Amenities**

Parking Spaces	2
Parking	Double Garage Detached, Garage Door Opener
# of Garages	2

**Interior**

Interior Features	Ceiling Fan(s), Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Wet Bar
Appliances	Bar Fridge, Dishwasher, Dryer, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Basement, Wood Burning
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Yard, Street Lighting, Views
Roof	Asphalt Shingle
Construction	Brick
Foundation	Poured Concrete

## Additional Information

Date Listed	April 25th, 2025
Days on Market	3
Zoning	R-CG

## Listing Details

Listing Office	Greater Property Group
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