



GRASSROOTS
REALTY GROUP

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3151 Upper Place NW
Calgary, Alberta

MLS # A2248167



\$995,000

Division:	University Heights		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,568 sq.ft.	Age:	1966 (59 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Front Yard, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full	LLD:	-
Exterior:	Brick, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, Open Floorplan, Pantry		

Inclusions:	n/a
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Welcome to University Heights! This charming bi-level home is perfectly situated on a quiet cul-de-sac, just steps from the University of Calgary. Offering over 2,800 sq. ft. of developed living space, it features 4 bedrooms, 3 bathrooms, and a double detached garage. The open-concept main level showcases beautiful hardwood flooring and a spacious kitchen featuring rich wood cabinetry, a separate pantry, and a large island with breakfast bar seating. Two bedrooms and two full bathrooms complete the main floor, providing an ideal layout for both families and guests. The fully finished basement offers incredible versatility, with two additional bedrooms, a large flex/recreation room, and a 4-piece bathroom. Outside, the private landscaped backyard is an inviting retreat, perfect for summer gatherings and relaxation. Located minutes from schools, playgrounds, shopping, dining, and major amenities, this home delivers exceptional lifestyle and convenience. Schedule your private viewing today and experience all that University Heights has to offer.