



**1323 University Drive NW
Calgary, Alberta**

MLS # A2296919



\$779,000

Division:	St Andrews Heights		
Type:	Residential/House		
Style:	3 Level Split		
Size:	1,150 sq.ft.	Age:	1963 (63 yrs old)
Beds:	3	Baths:	2
Garage:	Alley Access, Double Garage Detached, Garage Door Opener, Side By Side		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Front Yard, Fruit Trees/Shrub(s), Garden		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Separate Entrance, Storage		

Inclusions: Lower Level Stacking Washer/Dryer, Lower Level Refrigerator, Lower Level Gas Stove, Lower Level Hoodfan, Four Kitchen Bar Stools (main level), Storage Shed, Gazebo, Greenhouse

PRICE IMPROVEMENT! Nestled in the highly sought after community of St. Andrews Heights, this charming cottage-inspired retreat offers a rare opportunity to affordably own in one of Calgary's most prestigious neighbourhoods. This home exudes warmth and character, a bright space with gleaming hardwood floors and a freshly painted interior. The welcoming cottage kitchen had a new stainless steel fridge and an induction style stove plus dishwasher. It is finished with sage green wood cabinetry, bead board, open shelving and eat up island. The upper level offers three bedrooms, including a primary suite with 2-piece ensuite (thoughtfully converted to a stacked laundry), a beautifully updated main bathroom and generous second and third bedrooms. Vinyl windows and plush new carpet add comfort and convenience. The lower level has a bright studio suite with its own private entrance perfect for extended family, art/music retreat, or home office. Outdoors, nature-inspired living continues with a sunny, southwest facing backyard that has been transformed into a magical urban sanctuary: a large deck, a xeriscape & "food forest" garden featuring mature sour cherry bushes, haskap berries, raspberries, gooseberries, a sweet ground cover of alpine strawberries, fragrant rose bushes, lilacs and native willows. At the heart of this pollinator friendly garden is a bubbling pond. An unheated greenhouse plus large shed extends your growing season. The front yard, finished in wood chip mulch offers a blank canvas for future landscaping or continued low-maintenance living. The oversized double, drywalled, insulated detached garage offers ample storage and a 220V workspace, with adjacent parking for up to three vehicles. Positioned along University Drive NW, this property benefits from unbeatable access to major routes and is a short walk to

key institutions: Foothills Medical Centre, Alberta Children's Hospital and the University of Calgary. A frontage road and landscaped green median create a cul-de-sac, ensuring safe separation from the main roadway, while inside the home feels surprisingly quiet and private. This is a rare chance to enjoy nature-inspired living in a premier inner-city location—whether you're looking to move in, invest, or build for the future. Please note the basement suite photo depicts virtual staging.