



GRASSROOTS
REALTY GROUP

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3207 Utah Place NW
Calgary, Alberta

MLS # A2329978



\$1,249,000

Division:	University Heights		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,977 sq.ft.	Age:	1966 (60 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.22 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space, Corner Lot, Cul-De-Sac		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, No Animal Home, No Smoking Home, Pantry		

Inclusions: fridge and gas stove (both located in the basement), additional fridge located in the kitchen

Located in the highly sought-after community of University Heights, this spacious home offers outstanding potential in one of Calgary's most desirable inner-city neighbourhoods. Situated on a quiet cul-de-sac and backing directly onto a park with no rear neighbours, the property offers a rare combination of privacy, space, and an exceptional location. The functional layout features four generously sized bedrooms on the upper level, including a spacious primary suite with its own ensuite. Please notice the fifth bedroom on the main floor provides excellent flexibility for multi-generational living, guests, or a home office. The fully developed basement adds even more versatility with two additional bedrooms, a kitchen, and a 3-piece bathroom, offering valuable additional living space. A double attached garage, generous floor plan, and premium lot further enhance the home's appeal. Ideally located just minutes from the University of Calgary, Alberta Children's Hospital, Foothills Medical Centre, Market Mall, transit, schools, parks, and major commuter routes, this property presents a rare opportunity to personalize a home in one of Calgary's most established and desirable communities.