

\$1,249,900 - 3607 Utah Drive Nw, Calgary

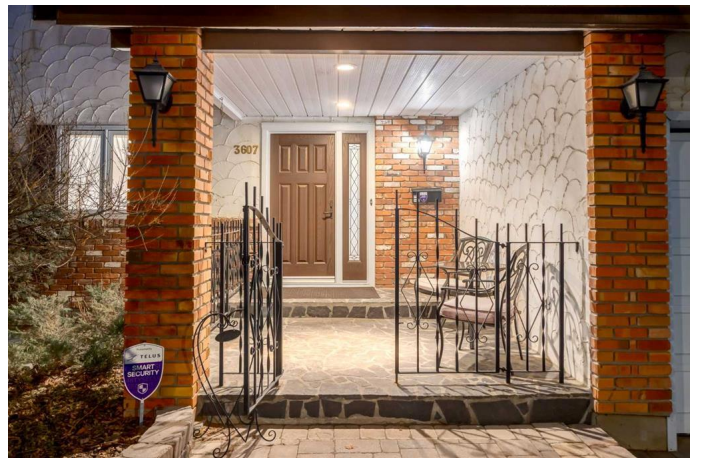
MLS® #A2198503

\$1,249,900

4 Bedroom, 3.00 Bathroom, 2,597 sqft
Residential on 0.17 Acres

University Heights, Calgary, Alberta

WELCOME to this 2-Storey HOME, offering 3541.75 Sq Ft of Developed space, on a MASSIVE 7190 Sq Ft lot in the Community of UNIVERSITY HEIGHTS! It features 4 bedrooms, 2 ½ bathrooms, + an Attached Double Garage. We start w/covered front porch, to enjoy rain or shine or to welcome neighbors for a friendly chat. Inside, the foyer offers a closet, + a 2 pc bath. On the left, the Parlour Room is an ideal space for entertaining guests. A Breakfast Nook provides a COZY corner to share intimate moments w/loved ones. The Kitchen features Beautiful Oak Cabinetry, a tiled Backsplash, Stunning GRANITE countertops, a Built-In Pantry, + NEWER Appliances, incl/Miele Dishwasher. The Dining Room is perfect for FAMILY gatherings, where laughter fills the air, + memories are made around the table. A sliding door leads to a deck, making it easy to step outside to fire up the gas BBQ for meals. The Living Room has a Gorgeous Gas Fireplace, creating Ambiance for chilly evenings whether you curl up with a blanket, read a book, or enjoy a conversation w/Family or Friends. The Family Room features an impressive 11' Vaulted ceiling w/wood rafters, adding CHARACTER, + CHARM to this space. The room also boasts floor-to-ceiling Built-in wood bookshelves/cupboards, enhancing its EXPANSIVE, + Open feel. Doors open directly to the Large deck, this room seamlessly blends indoor/outdoor living, creating an ideal space for RELAXATION. The Upper floor has



a 4 pc bath, + the 2nd, 3rd, and 4th bedrooms, for family or guests. The SPACIOUS Primary Bedroom serves as a perfect RETREAT for rest. A walk-in closet that has Built-in shelving for all your storage needs. It also boasts a 4 pc EN-SUITE to unwind at the end of the day. The full basement offers a fantastic Recreation Room, perfect for Movie or Game nights, + a wet bar area, ideal for serving drinks or snacks. Additionally, a storage room, laundry room w/sink, a workshop area, + a utility room, provide ample storage, + functional spaces. The HUGE SW-facing professionally landscaped backyard offers stunning views of the surrounding green space, w/pathway leading to the right, where you can catch glimpses of the river, + city views! The large deck is perfect for lounging on a sunny day, enjoying a starry night, or an ideal spot for outdoor dining. In addition, another deck is available, for more space to relax, + there's a shed for extra storage. Amenities incl/Market Mall, North Hill Centre Mall, Northland Village Mall, McMahon Stadium, Foothills Medical Centre, + the U of C campus. Easy access to downtown via Crowchild Trail, Bus Routes, CTrain, + the Trans Canada Highway for trips out of town. Don't miss out! BOOK your showing TODAY! There are 20 Virtual Staging Photos in this listing.

Built in 1967

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2198503 |
| Price | \$1,249,900 |
| Bedrooms | 4 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 2,597 |
| Acres | 0.17 |

| | |
|------------|-------------|
| Year Built | 1967 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|--------------------|
| Address | 3607 Utah Drive Nw |
| Subdivision | University Heights |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2N 4A6 |

Amenities

| | |
|----------------|--|
| Utilities | Cable Connected, Electricity Connected, Garbage Collection, Natural Gas Connected, Phone Connected, Sewer Connected, Water Connected |
| Parking Spaces | 4 |
| Parking | Double Garage Attached, Concrete Driveway, Garage Faces Front, Insulated |
| # of Garages | 2 |

Interior

| | |
|-------------------|---|
| Interior Features | Built-in Features, Ceiling Fan(s), Closet Organizers, Crown Molding, Granite Counters, High Ceilings, Pantry, Recessed Lighting, Skylight(s), Storage, Vaulted Ceiling(s), Walk-In Closet(s), Chandelier, Smart Home, Soaking Tub |
| Appliances | Dishwasher, Dryer, Electric Stove, Garage Control(s), Garburator, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Freezer |
| Heating | Forced Air, Natural Gas |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Decorative, Gas, Gas Starter, Living Room, Mantle, Raised Hearth, Stone |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|--|
| Exterior Features | Private Entrance, Private Yard, Storage, Rain Gutters |
| Lot Description | Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Private, Street Lighting, City Lot, Fruit Trees/Shrub(s), Underground Sprinklers |
| Roof | Asphalt Shingle |
| Construction | Brick, Stucco |
| Foundation | Poured Concrete |

Additional Information

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|----------------|-----------------|
| Date Listed | March 6th, 2025 |
| Days on Market | 27 |
| Zoning | R-CG |

Listing Details

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|----------------|-----------------------------|
| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|

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