

\$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

Date Listed	March 6th, 2025
Days on Market	29
Zoning	R-CG

Listing Details

Listing Office	RE/MAX House of Real Estate
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