

# \$959,900 - 2236 Uxbridge Drive Nw, Calgary

MLS® #A2205783

**\$959,900**

5 Bedroom, 3.00 Bathroom, 2,112 sqft  
Residential on 0.15 Acres

University Heights, Calgary, Alberta

Nestled in the heart of University Heights, this spacious 5-bedroom, 3-bathroom home is brimming with potential. Whether you're an investor looking for a fantastic opportunity or a family eager to create your dream home, this property offers the perfect blend of space, functionality, and location. Step inside to discover a bright and sunny living room with a fireplace, ideal for relaxing or entertaining. The open dining area flows seamlessly into a well-equipped kitchen with ample storage. Adjacent to the kitchen, a cozy breakfast nook overlooks a spacious family room, where sliding patio doors lead to the expansive backyard and double detached garage. The main floor also includes a convenient bedroom, a 4-piece bathroom, and a laundry room for easy main-level living. Upstairs, the second level boasts four additional bedrooms, providing plenty of space for a growing family. The 5-piece main bathroom is designed for both comfort and convenience. Downstairs, the basement offers even more living space, boasting a large recreation room while the separate den makes an ideal home office or study. You'll also find an additional 3-piece bathroom and an abundance of storage space. Outside, the huge backyard is ready for summer barbecues, gardening, or simply unwinding in your private outdoor retreat. A double detached garage provides ample parking and extra storage. Located just minutes from the University of Calgary, public transportation, shopping, parks, and all



essential amenities, this home is truly in a prime location. Whether you're looking to add value, renovate, or move right in, this is an exceptional opportunity you won't want to miss!

Built in 1964

### Essential Information

MLS® #	A2205783
Price	\$959,900
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	2,112
Acres	0.15
Year Built	1964
Type	Residential
Sub-Type	Detached
Style	2 Storey Split
Status	Active

### Community Information

Address	2236 Uxbridge Drive Nw
Subdivision	University Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 3Z4

### Amenities

Parking Spaces	2
Parking	Alley Access, Double Garage Detached, Garage Door Opener
# of Garages	1

### Interior

Interior Features	Built-in Features, Kitchen Island, Laminate Counters, Open Floorplan
Appliances	Dryer, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer
Heating	Fireplace(s), Forced Air, Natural Gas

Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Living Room, Wood Burning, Basement
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Other, Private Yard
Lot Description	Back Yard, Front Yard, Lawn, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	March 26th, 2025
Days on Market	8
Zoning	R-CG

## Listing Details

Listing Office	Greater Property Group
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