

# \$849,000 - 3612 Utah Drive Nw, Calgary

MLS® #A2219384

**\$849,000**

4 Bedroom, 2.00 Bathroom, 1,763 sqft

Residential on 0.15 Acres

University Heights, Calgary, Alberta

Investor Alert â€“ Rare Bungalow in Prime University Heights Location!

Opportunity knocks in one of Calgaryâ€™s most desirable inner-city neighborhoods. This 1,763 sq ft bungalow in University Heights offers incredible potential for a savvy investor or renovator looking to bring a property up to todayâ€™s modern standards.

Featuring 4 bedroomsâ€™including a primary suite with a private 3-piece ensuiteâ€™plus a spacious main living room, open-concept family room and kitchen, and a full 4-piece main bath, the layout is ideal for redesigning into a contemporary open-plan showpiece. The partially finished basement adds additional family and recreation space, perfect for future development.

The landscaped, fenced backyard includes a deck and a large 22.5' x 25' detached garage, offering ample room for vehicles, storage, or even a workshop. The home is also well-positioned for solar panel installation thanks to its roof orientation and unobstructed exposure.

Located minutes from Market Mall, North Hill Centre, McMahon Stadium, Foothills Medical Centre, and the University of Calgary, this property offers a central lifestyle with strong long-term value. Easy access to downtown, Crowchild Trail, the C-Train, and the



Trans-Canada Highway makes it a top-tier rental or resale location.

Bungalows rarely come up in University Heightsâ€”don't miss your chance to unlock its potential.

Built in 1966

**Essential Information**

MLS® #	A2219384
Price	\$849,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,763
Acres	0.15
Year Built	1966
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	3612 Utah Drive Nw
Subdivision	University Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 4A7

**Amenities**

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

**Interior**

Interior Features	Central Vacuum
Appliances	Dishwasher, Dryer, Electric Stove, Freezer, Range Hood, Refrigerator,

	Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Brick Facing, Family Room, Gas Starter, Wood Burning
Has Basement	Yes
Basement	Full, Partially Finished

## Exterior

Exterior Features	Private Entrance, Private Yard, Rain Gutters
Lot Description	Back Lane, City Lot, Landscaped, Lawn, Street Lighting
Roof	Asphalt Shingle
Construction	Wood Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	May 9th, 2025
Days on Market	4
Zoning	R-CG

## Listing Details

Listing Office	Real Broker
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