

\$1,199,900 - 2312 Uxbridge Drive Nw, Calgary

MLS® #A2105322

\$1,199,900

5 Bedroom, 4.00 Bathroom, 2,586 sqft

Residential on 0.16 Acres

University Heights, Calgary, Alberta

Updated 4+1 bed, 3.5 bath home on a beautiful large lot, with over 3800 square feet of developed living space. The main floor is bright and airy, with a generous floor plan. The sunken family room features a stone-front fireplace and large bay window, while the sunken den boasts french-doors which open out to the large and sunny south-facing backyard and a second fireplace. The kitchen has been updated, with floor to ceiling cabinetry, stone counters, built-in wall oven and microwave, induction cooktop, undermount sink, stainless steel appliances, and plenty of storage and counter space. The dining room is spacious enough for large gatherings, with a lovely large window. The 2 piece powder room can be found just off of the mud/laundry room, tucked away but still conveniently located. Upstairs, you'll find the primary suite with its three piece ensuite, walkthrough closet, and flex space, and a five piece bathroom. Three more ample-sized bedrooms, two with walk-in closets, and a five piece bath complete the upper level. All second level flooring has been updated, as have the bathrooms, with stone counters and all new fixtures and tile. The basement is fully finished, with a second full-kitchen, living space, large bedroom, and three piece bath. This home is in a great location, walking distance to the University of Calgary, Children's Hospital and Foothills Hospital, and Westmount Charter School. Easy access out the mountains down 16th Avenue NW to



the West, close to Shaganappi Trail and Market Mall, with tons of retail, dining, entertainment, and dining options are practically on your doorstep, this is a great location no matter the lifestyle you enjoy!

Built in 1965

Essential Information

MLS® #	A2105322
Price	\$1,199,900
Sold Price	\$1,225,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,586
Acres	0.16
Year Built	1965
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	2312 Uxbridge Drive Nw
Subdivision	University Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 3Z6

Amenities

Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Built-in Features, Closet Organizers, French Door, Kitchen Island, Soaking Tub, Stone Counters, Storage
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Appliances	Built-In Oven, Dryer, Freezer, Garage Control(s), Induction Cooktop, Microwave, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	February 2nd, 2024
Date Sold	March 6th, 2024
Days on Market	33
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Real Estate (Central)
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