

\$1,100,000 - 3420 Utah Drive Nw, Calgary

MLS® #A2126586

\$1,100,000

3 Bedroom, 3.00 Bathroom, 1,185 sqft

Residential on 0.16 Acres

University Heights, Calgary, Alberta

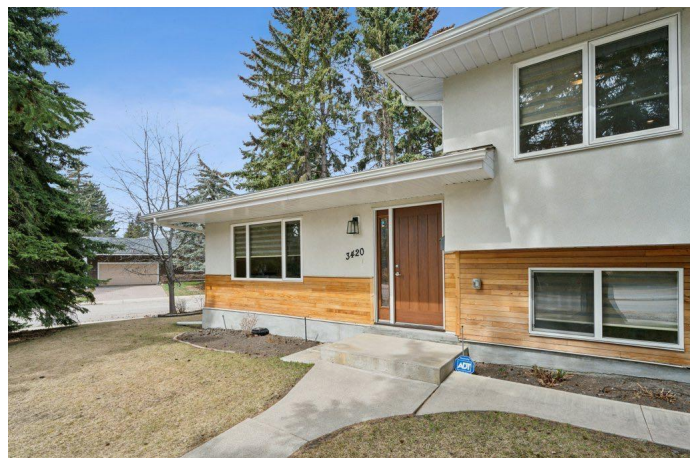
Welcome to your stunning oasis in the coveted University Heights neighbourhood of Calgary! This captivating 4-level split, nestled on a spacious corner lot, offers a perfect blend of modern luxury and timeless charm.

Step inside to discover a completely renovated interior that exudes elegance and sophistication. The highlight of the main level is the expansive living area adorned with large windows and abundant natural light, creating a warm and inviting atmosphere. The gourmet kitchen boasts a large island with sleek granite countertops, high-end stainless steel appliances, and custom cabinetry, making it a chef's delight.

Upstairs, the primary suite features a spa-like, 5pc ensuite bathroom and a walk-in closet with ample space. A guest bedroom adjacent to the primary suite, with another full bathroom across the hall, offers comfort and convenience for family members or guests.

The lower level of this home offers a versatile space that can be used as a family room or home office, complete with a cozy wood-burning fireplace, perfect for those chilly evenings. An additional bedroom and bathroom on this level provide flexibility and functionality.

The finished basement adds valuable living space and can be utilized as a bedroom for



guests or as a bonus room, perfect for a home gym, media room, or playroom.

Outside, the expansive yard with mature landscaping and a private patio is ideal for outdoor gatherings, gardening, or simply relaxing in nature’s embrace.

Located in the highly sought-after University Heights neighborhood, this home offers easy access to prestigious schools, parks, shopping, dining, and all the amenities Calgary has to offer. Don’t miss this opportunity to own a beautifully renovated home in one of Calgary’s most desirable communities!

Built in 1966

Essential Information

MLS® #	A2126586
Price	\$1,100,000
Sold Price	\$1,100,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,185
Acres	0.16
Year Built	1966
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Sold

Community Information

Address	3420 Utah Drive Nw
Subdivision	University Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 4A4

Amenities

Parking Spaces	4
Parking	Double Garage Detached, On Street, Parking Pad

Interior

Interior Features	Breakfast Bar, Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Separate Entrance, Soaking Tub, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Brick Facing, Family Room, Wood Burning
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full, Walk-Up To Grade

Exterior

Exterior Features	Garden, Private Entrance
Lot Description	Back Lane, Back Yard, Corner Lot, Front Yard, Landscaped, Treed
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	April 30th, 2024
Date Sold	May 18th, 2024
Days on Market	18
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	Royal LePage Benchmark
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