

\$1,650,000 - 2336 Uxbridge Drive Nw, Calgary

MLS® #A2130618

\$1,650,000

6 Bedroom, 4.00 Bathroom, 2,802 sqft

Residential on 0.16 Acres

University Heights, Calgary, Alberta

****Open House Saturday, May 11**

1:00-3:00pm** Welcome to 2336 Uxbridge Drive, nestled in the coveted community of University Heights. Step into this meticulously renovated home, where sophistication meets comfort in every corner.

Impeccably renovated in 2013, this residence boasts an array of upgrades and enhancements that redefine modern living. The main level unfolds seamlessly, unveiling an expansive open-concept layout that effortlessly connects the living room, dining area, and kitchen. The fireplace adds warmth and charm to gatherings.

The kitchen is the nucleus of this home.

Adorned with top-of-the-line Miele appliances and offering picturesque views of the lush backyard, it beckons culinary creativity. The generous kitchen island has ample space for meal preparation and entertaining. There is plenty of cabinet and counter space for any family. The family room has a beautiful view of the backyard with amazing landscaping.

Ascend the stairs to discover a rare gem—a two-storey home boasting five bedrooms upstairs, including a master retreat. Pamper yourself in the luxurious ensuite, complete with a walk-in shower, freestanding soaker tub. There is meticulously designed walk-in closet with organizers. The other bedrooms are on this level are very spacious and have ample closet space.

The basement is fully developed with a large living space and a 6th bedroom and bathroom.



The storage in this house is well thought out and the design is flawless. Step outside into the sprawling private backyard oasis, where the landscape and a charming pergola set the stage for memorable gatherings under the open sky. Beyond its aesthetic allure, this home is a testament to sustainability and efficiency. From new plumbing to solar panels powering the hot water to the home, every detail reflects a commitment to eco-conscious living. Lux windows and doors, along with energy-efficient Hunter Douglas blinds, ensure optimal comfort year-round. Meanwhile, 2 lb spray foam insulation envelops the home, enhancing its energy efficiency and comfort. Situated amidst an abundance of renowned landmarks, this location offers unparalleled convenience. From McMahon Stadium to the East, Foothills Hospital to the South, Alberta Children’s Hospital to the west and the University of Calgary to the North, every amenity is within reach. Westmount Charter School is a mere 5-minute stroll away, promising educational excellence at your doorstep. Experience the epitome of luxury living in University Heights” Welcome home.

Built in 1965

Essential Information

MLS® #	A2130618
Price	\$1,650,000
Sold Price	\$1,800,000
Bedrooms	6
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,802
Acres	0.16
Year Built	1965

Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	2336 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	Beamed Ceilings, Bookcases, Built-in Features, Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, Open Floorplan, Recessed Lighting, Soaking Tub, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Garburator, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Fire Pit, Garden, Private Yard
Lot Description	Back Lane, Back Yard, Few Trees, Garden, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 10th, 2024
Date Sold	May 17th, 2024
Days on Market	7
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX First
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