

\$1,199,000 - 2015 Ungava Road Nw, Calgary

MLS® #A2132021

\$1,199,000

4 Bedroom, 3.00 Bathroom, 2,995 sqft

Residential on 0.19 Acres

University Heights, Calgary, Alberta

8400 SQ FT LOT | ACROSS FROM GREEN SPACE | WEST BACKYARD | Fall in love with this fabulous 4-BEDROOM HOME in the heart of University Heights! You will immediately feel the warmth and charm of this family home. Walk through the beautiful FRENCH DOORS into the extra-large living/dining area, where well-maintained HARDWOOD floors add elegance and character. The front picture window floods the space with NATURAL LIGHT and offers a picturesque view of the lush front yard. This expansive area is perfect for hosting lively gatherings or enjoying large family meals. Tucked next to the foyer, the tranquil FLEX ROOM serves as the perfect spot to read a book, work from home, or play music. The heart of this home is the family room/library, where everyone can unwind and gather around the striking STONE FIREPLACE. Watch the kids play in the backyard from the kitchen and the sunny dining nook. Patio doors give you easy access to your lovely and spacious backyard. The upper level boasts a uniquely large PRIMARY SUITE (14.8â€™x21â€™) that will truly be your Zen space. In addition to an ensuite with sauna, walk-in closet; you will love the ATTACHED BONUS ROOM that is large enough for a study, yoga/gym space, or nurseryâ€”whatever you desire. Three additional good-sized bedrooms mean you have room for family or guests. 5-piece main bathroom. The lower level is just waiting for your personal touch. Create a large



recreational space, movie theater, gym or games room. Youâ€™ll enjoy the OVERSIZED ATTACHED DOUBLE garage (28.9â€™x20.8â€™) with room for a hobby area or toy storage. The large sunny WEST BACKYARD is fully fenced and landscaped with beautiful mature trees.

LOCATION-LOCATION-LOCATION! This home is WALKING DISTANCE to the University of Calgary, Alberta Childrenâ€™s Hospital, Foothills Medical Centre, and the new Arthur J.E. Child Comprehensive Cancer Centre. Also walking distance to Westmount Charter Mid-High School and only MINUTES TO the Bow River pathways and all the amenities at Market Mall Shopping Centre. This is a RARE OPPORTUNITY to own an amazing family home in a highly desirable neighbourhood. Donâ€™t miss out!

Built in 1968

Essential Information

MLS® #	A2132021
Price	\$1,199,000
Sold Price	\$1,350,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,995
Acres	0.19
Year Built	1968
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	2015 Ungava Road Nw
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Subdivision	University Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N4B3

Amenities

Parking Spaces	6
Parking	Double Garage Attached, Oversized

Interior

Interior Features	Bookcases, Built-in Features, Sauna, Walk-In Closet(s)
Appliances	Built-In Oven, Dishwasher, Dryer, Electric Cooktop, Garage Control(s), Microwave, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Private Yard
Lot Description	See Remarks
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 23rd, 2024
Date Sold	May 27th, 2024
Days on Market	4
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX First
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