

\$1,688,000 - 2944 University Place Nw, Calgary

MLS® #A2133914

\$1,688,000

5 Bedroom, 4.00 Bathroom, 2,636 sqft

Residential on 0.24 Acres

University Heights, Calgary, Alberta

3+2 BEDS | 3.5 BATHS | TOTAL
DEVELOPED 3,969 SQ. FT | 2-STOREY
DETACHED | UNIVERSITY HEIGHTS | ¼
ACRE SW-FACING PIE LOT | DESIRABLE
CUL-DE-SAC | EXCEPTIONALLY
LANDSCAPED | MATURE PERENNIAL
GARDENS | FULL IRRIGATION SYSTEM IN
FRONT AND BACK YARDS | PRIVATE
ROOFTOP PATIO | LARGE EXECUTIVE
OFFICE AREA | 3 HEATING ZONES |
NEWER ROOF AND EAVESTROUGHS |

Incredible opportunity to buy a 2,600 sqft two-storey house on a 10,537 sqft SW-backing pie lot in a cul-de-sac in University Heights. This fantastic family home is about 4,000 sqft total with 5 bedrooms and 4 bathrooms. The main floor features a living room with vaulted ceilings and a gas fireplace with cleverly hidden storage. Dining room flows into the sun-drenched patio and incredible fenced backyard for indoor/outdoor entertaining. Kitchen renovated in 2018 and upgraded with Dacor appliances including a 6-burner gas stove and a built-in Sub-Zero fridge. 2 bedrooms on main level. Upstairs addition has a primary bedroom retreat that features your ensuite with in-floor heating, lots of closet space, and floor-to-ceiling windows in both corners to allow natural light throughout. Also upstairs a large executive style office area complete with a coat room, library with built-in shelves, and rooftop patio for watching sunsets. Or you could easily convert to a



family room or another primary bedroom with your dream ensuite. Lower level has two more bedrooms, another entertainment room with gas fireplace, fully finished laundry room, and custom bathroom boasting heated floors and a walk-in steam shower. The exterior is what truly makes this property remarkable. Walk up the rundle rock steps to your large front cedar deck with recessed lighting. Full irrigation system in front and back yards. An incredible amount of care has been put into the mature perennial gardens. Owners have a sketch of garden layout for ease of transition upon request. Roof and eavestrough replaced by current owners. Lots of space to add onto garage or house with a dreamy window-filled 4-season area for entertaining or to enjoy the privacy yourself. Possibilities are endless. The quiet cul-de-sac also makes for an amazing opportunity to raise your family. Check it out today!

Built in 1964

Essential Information

MLS® #	A2133914
Price	\$1,688,000
Sold Price	\$1,710,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,636
Acres	0.24
Year Built	1964
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	2944 University Place Nw
Subdivision	University Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 4H5

Amenities

Parking Spaces	2
Parking	Alley Access, Double Garage Attached, Garage Faces Side, Heated Garage, Insulated

Interior

Interior Features	Bookcases, Built-in Features, Ceiling Fan(s), Double Vanity, No Smoking Home
Appliances	Dishwasher, Double Oven, Dryer, Garage Control(s), Garburator, Gas Stove, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Rough-In
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Blower Fan, Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony, Fire Pit, Garden, Private Yard, Rain Barrel/Cistern(s)
Lot Description	Back Lane, Back Yard, Cul-De-Sac, Reverse Pie Shaped Lot, Landscaped, Level, Private, Treed
Roof	Tar/Gravel
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 1st, 2024
Date Sold	June 3rd, 2024
Days on Market	2
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office RE/MAX Realty Professionals

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