

\$1,624,900 - 3615 Umber Place Nw, Calgary

MLS® #A2140124

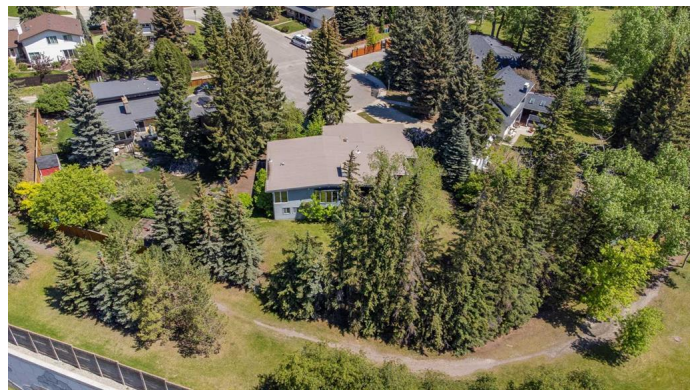
\$1,624,900

4 Bedroom, 4.00 Bathroom, 2,082 sqft

Residential on 0.37 Acres

University Heights, Calgary, Alberta

Welcome to 3615 Umber Place NW, a rare gem in the esteemed University Heights. This is a rare opportunity to own a truly exceptional property, being offered to the public for the very first time. Originally built by my client's grandfather, a well-known builder and businessman in Calgary, this beautiful mid century modern home has been cherished and well maintained by the family ever since. Boasting nearly 4,000 square feet of luxurious living space, this stunning walkout bungalow stands as a testament to timeless elegance. Situated on a quiet cul-de-sac, it features a triple garage and a southwest backyard exposure that backs onto a green space. The very private yard is surrounded by beautiful, mature trees, providing a serene and secluded setting. Meticulously maintained and recently upgraded in 2018, this home offers a seamless fusion of classic charm and modern convenience. With four bedrooms, four bathrooms, and an array of enhancements including 200 amp service, kitchen modifications and new flooring, two new bathrooms, a more open floor plan and a new deck (inclusive of upgraded substructure for the hot tub) this residence is move-in-ready yet invites personalization. Spanning over 1500 square meters (.37 acres), the possibilities are endless – whether you're seeking a dream home or considering a new premium build. Don't miss your chance to own a piece of Calgary's history and create your own legacy in University Heights. University Heights offers



not only a serene environment but also the convenience of nearby retail, restaurants, hospitals, and major routes. With McMahon Stadium and downtown Calgary just a short commute away, embrace the best of urban living without compromising on tranquility.

Built in 1967

Essential Information

MLS® #	A2140124
Price	\$1,624,900
Sold Price	\$1,500,000
Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	2,082
Acres	0.37
Year Built	1967
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	3615 Umber Place Nw
Subdivision	University Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 4B1

Amenities

Parking Spaces	3
Parking	Driveway, Garage Faces Front, Triple Garage Attached

Interior

Interior Features	Beamed Ceilings, Built-in Features, Ceiling Fan(s), Kitchen Island, Pantry, Vaulted Ceiling(s)
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Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Brick Facing, Living Room, Wood Burning
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Other, Private Yard
Lot Description	Backs on to Park/Green Space, Back Yard, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 13th, 2024
Date Sold	November 21st, 2024
Days on Market	161
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	Royal LePage Benchmark
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