

\$1,499,900 - 2016 Urbana Road Nw, Calgary

MLS® #A2163340

\$1,499,900

6 Bedroom, 4.00 Bathroom, 2,796 sqft

Residential on 0.15 Acres

University Heights, Calgary, Alberta

2016 Urbana Rd NW View the 3D Tour (Purple House Symbol). Renovated, Bright & Beautiful, Six Bedroom, 3.5 Bath home with an oversized heated double attached garage.

Located in the awesome inner-city community of University Heights with over 4000 sq ft of developed living space, this is the perfect family home! Gleaming hardwood floors. Tons of windows, lots of natural light. Fantastic layout. Spacious formal living room is open to the dining room with space for a large dining table. Lovely, renovated kitchen has plenty of storage space, lots of shaker style cabinetry and granite countertops. The Breakfast Nook off the kitchen has big windows facing out to the backyard. A cozy family room featuring a wood burning fireplace with mudroom access out to the backyard where you will find beautiful mature trees and landscape; and showcases a stone outdoor fireplace to enjoy! Large main floor bedroom and half bath. Up the impressive staircase to the upper floor you will find four bedrooms. Large primary suite has a gorgeous ensuite with dual sinks, granite countertop, deep soaker tub and a beautiful stand alone shower with a separate water closet. It boasts a walk-in closet with built-in shelving. Three other good size kids bedrooms on the upper floor and another renovated full bathroom. The study library with beautiful built-in bookcases and desks. Convenient upper floor laundry with a second hook-up for laundry located in the lower level as well. Downstairs you'll find a large



games room, a media room, the sixth bedroom and the third full bath. This well-loved and cared for home has many updates. Two brand new high efficiency furnaces, newer hot water tank, newer roof. Parking for up to six vehicles with the heated oversized double garage and a driveway that fits four more vehicles. East backyard with irrigation sprinkler system. Paved back alley. This beautiful home is in the awesome community of University Heights, an incredible community like no other in Calgary. The only community where you can walk to the University of Calgary, Children's Hospital, Foothills Hospital, with only steps to all of the fantastic amenities that the University District has to offer such as many great restaurants, coffee shops & pubs, grocery store, shops, gym, a movie theatre, a bowling alley and more. Walk to McMahon Stadium, Market Mall, the Bow River, LRT and so much more! A community where you can walk to all levels of schooling from Elementary to University to sought after schools, Westmount Charter School and University Elementary, parks, playgrounds, green spaces with mature trees and landscape, bike & walking paths. Urban living at it's finest with every amenity at your fingertips yet a community that has the small town feel where neighbors say hello to one another when out walking on beautiful tree lined streets, and shovel each others walks in winter, with the happy sounds of lots of children playing. It's a beautiful life in University Heights! View this lovely home today!

Built in 1966

Essential Information

MLS® #	A2163340
Price	\$1,499,900
Sold Price	\$1,450,000

Bedrooms	6
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,796
Acres	0.15
Year Built	1966
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	2016 Urbana Road Nw
Subdivision	University Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 4B8

Amenities

Parking Spaces	6
Parking	Double Garage Attached, Heated Garage, Insulated, Oversized

Interior

Interior Features	Bookcases, Closet Organizers, Double Vanity, Granite Counters, No Animal Home, No Smoking Home, Walk-In Closet(s)
Appliances	Dishwasher, Garburator, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	High Efficiency, Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Outside, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
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Lot Description	Back Lane, Back Yard, Lawn, Garden, Landscaped, Underground Sprinklers, Rectangular Lot, Treed
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 6th, 2024
Date Sold	September 13th, 2024
Days on Market	7
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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