



3220 Uplands Place Calgary Alberta

\$1,399,900

HUGE 1/3 Acre 13,777 Sq Ft Lot with a large solid & well-built home located in a quiet culdesac in sought after vibrant inner-city community of University Heights!! An incredible community like no other in Calgary where you can walk to the University of Calgary, Children's Hospital, Foothills Hospital, sought after schools, parks, playgrounds, green spaces, bike & walking paths. Only steps to all of the fantastic things that the University District has to offer such as many great restaurants, coffee shops & pubs, fantastic shops, a grocery store, a movie theatre and a bowling alley. Walk to McMahon Stadium, Market Mall, the Bow River, LRT and so much more! An Incredible Opportunity for a Renovation or a redevelopment. This is solid and well-built home has a fantastic layout! Over 2600 sq ft Up and four bedrooms on the upper floor. Grand foyer with vaulted ceiling and round staircase. Traditional central floorplan. Updated fully finished basement. Concrete Hardie Board Siding. Newer Roof. 2012 Furnace. Oversized attached double garage plus a big concrete driveway for four more cars, plus a rear parking pad for your RV or plenty of room to build a second garage for more vehicles. Underground Sprinkler System. Awesome location, fantastic property with great bones! A little lipstick will make this home shine again and be an incredible home for a family. Or build your dream home on this incredible lot in beautiful University Heights where you can walk to all levels of school from University Elementary, Westmount Charter Junior High & High School and University of Calgary! See the 3D tour (Purple house Symbol). Welcome home! (id:6769)

Other 15.33 Ft x 21.33 Ft
 Primary Bedroom 18.42 Ft x 15.92 Ft
 4pc Bathroom 8.42 Ft x 9.33 Ft
 Bedroom 14.75 Ft x 10.83 Ft
 Bedroom 13.83 Ft x 9.67 Ft
 Bedroom 11.42 Ft x 9.92 Ft
 5pc Bathroom 11.50 Ft x 7.33 Ft
 Family room 23.00 Ft x 12.92 Ft
 Recreational, Games room 20.58 Ft x 14.92 Ft
 Other 15.25 Ft x 13.25 Ft

2pc Bathroom 7.42 Ft x 4.33 Ft
 Storage 32.17 Ft x 13.17 Ft
 Foyer 12.08 Ft x 11.50 Ft
 Living room 19.67 Ft x 17.25 Ft
 Dining room 13.08 Ft x 11.92 Ft
 Kitchen 13.17 Ft x 13.08 Ft
 Breakfast 13.92 Ft x 11.25 Ft
 Office 12.42 Ft x 11.50 Ft
 2pc Bathroom 6.08 Ft x 2.92 Ft

Listing Presented By:



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**RE/MAX REAL ESTATE
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