



# 1343 University Drive Calgary Alberta

\$949,900

Rare Opportunity to Acquire a 5-Bedroom Residence with a Legal Basement Suite in the highly sought after NW community of St. Andrews Heights! Welcome to this exquisite detached home nestled within walking distance of the University of Calgary. Situated on a quiet cul-de-sac, this bi-level offers over 2000 sq ft of developed living space with 5 bedrooms, 2 full baths, a Single detached Garage, and a fully finished Legal Suited basement. The main floor features beautiful hardwood floor throughout and an open concept layout that flows seamlessly from the living room to the dining area and kitchen. The modern kitchen is bright and features pristine white cabinetry and plenty of cabinets and storage space. 3 generous sized bedrooms and a full 4-piece bath complete this level. Head downstairs to the fully finished basement and you'll find a spacious living room, kitchen, 2 additional bedrooms, and a full 3-piece bath. Outside, the private backyard with deck and patio area is perfect for outdoor entertaining and enjoying the summer days. A walkway and steps lead to the Oversized single detached heated garage. Location is great with close proximity to the University, McMahon Stadium, Foothill Hospital, Children's Hospital, playgrounds, restaurants, and shopping. Whether you're searching for an excellent family home or an outstanding investment opportunity, this remarkable property caters to both. Book your private viewing today! (id:6769)

Living room 12.67 Ft x 17.75 Ft  
Dining room 8.58 Ft x 6.25 Ft  
Kitchen 11.33 Ft x 10.67 Ft  
Bedroom 8.83 Ft x 8.58 Ft  
Bedroom 12.50 Ft x 14.17 Ft  
3pc Bathroom 5.67 Ft x 8.50 Ft  
Living room 12.25 Ft x 14.83 Ft

Kitchen 9.67 Ft x 11.00 Ft  
Dining room 8.25 Ft x 10.50 Ft  
Bedroom 10.75 Ft x 13.17 Ft  
Bedroom 10.92 Ft x 9.92 Ft  
Bedroom 8.00 Ft x 10.00 Ft  
4pc Bathroom 10.92 Ft x 4.92 Ft

Listing Presented By:



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<http://vincentphan.ca>



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