



3403 Utah Crescent Calgary Alberta

\$1,499,900

Open house June 22 Sunday 130-4 pm. Spacious 5-Bedroom Home in Prestigious University Heights. Welcome to this exceptional 5-bedroom home offering over 2,600 sq ft of living space, ideally located on a quiet cul-de-sac in the heart of desirable University Heights. Set across from a peaceful greenspace, this home offers the perfect balance of privacy and convenience—just minutes from the University of Calgary, Foothills Hospital, Alberta Children's Hospital, and excellent shopping and amenities. The main level features a bright, open layout and a spacious kitchen complete with stainless steel appliances, a gas stove, and plenty of counter and cabinet space—perfect for family cooking or entertaining. Main floor flex gives room for office, computer room or quiet family room. All five bedrooms are generously sized, providing ample space for family, guests, or home offices. The fully developed basement includes a large rec room, a 3-piece bathroom, and abundant storage. A double attached garage adds further convenience and functionality. This is a rare opportunity to own a large, well-located home in one of Calgary's most sought-after inner-city communities. (id:6769)

3pc Bathroom 8.17 Ft x 4.58 Ft

Den 10.33 Ft x 9.58 Ft

Recreational, Games room 16.92 Ft x 11.25 Ft

Living room 20.33 Ft x 12.00 Ft

Other 8.75 Ft x 4.50 Ft

Dining room 13.50 Ft x 10.92 Ft

Office 21.92 Ft x 14.67 Ft

Kitchen 11.58 Ft x 13.08 Ft

Breakfast 8.33 Ft x 14.42 Ft

Other 15.42 Ft x 5.50 Ft

2pc Bathroom 5.42 Ft x 5.75 Ft

Primary Bedroom 14.75 Ft x 20.00 Ft

4pc Bathroom 13.75 Ft x 11.00 Ft

Bedroom 10.92 Ft x 9.25 Ft

Bedroom 9.08 Ft x 12.25 Ft

4pc Bathroom 9.58 Ft x 5.33 Ft

Laundry room 5.33 Ft x 6.58 Ft

Bedroom 10.08 Ft x 9.25 Ft

Bedroom 13.50 Ft x 8.50 Ft

Listing Presented By:



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