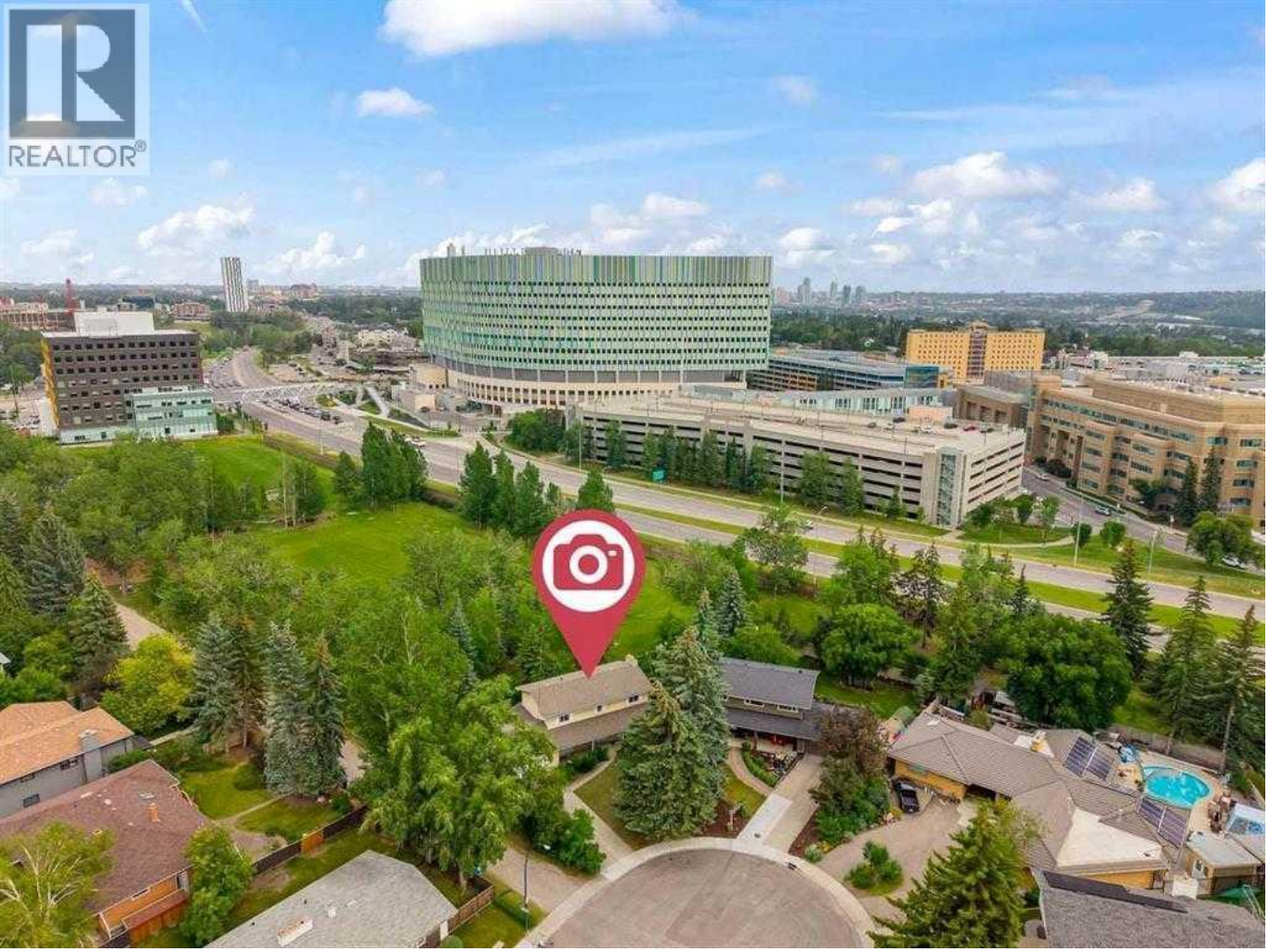


3207 Utah Place Calgary Alberta

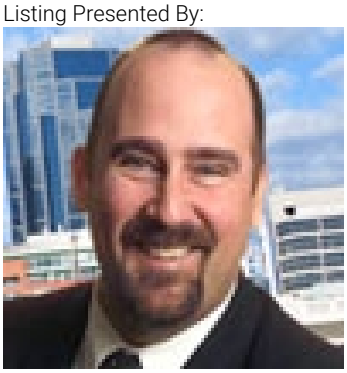
$1,249,000

OPEN HOUSE NOVEMBER 15, 12PM-2PM!! Looking for a property offering location, space and flexibility? Located in the highly desirable community of University Heights, this spacious property presents an outstanding opportunity for investors, multi-generational families, or buyers looking to add value in one of Calgary's established inner-city neighbourhoods. Situated on a quiet cul-de-sac and backing directly onto a park with no rear neighbours, this property combines a premium location, privacy, and a versatile floor plan.The home offers five bedrooms above grade, including four generously sized bedrooms upstairs and a valuable fifth bedroom on the main floor--an increasingly desirable feature for extended family living, guests, or flexible accommodation. The upper-level primary bedroom includes its own ensuite.The fully developed basement adds even more possibilities, featuring two additional bedrooms, a kitchen, and a 3-piece bathroom. With multiple living areas and a flexible bedroom arrangement across all three levels, the property offers excellent potential for extended-family.Additional highlights include a double attached garage, spacious floor plan, and a desirable park-backing lot. The location is a major advantage, just minutes from the University of Calgary, Alberta Children's Hospital, Foothills Medical Centre, Market Mall, public transit, schools, parks, and major commuter routes.Whether you're looking for a property with versatile potential, accommodation flexibility, or a strategic investment in a sought-after location, this University Heights home offers an opportunity worth exploring. (id:6769)

4pc Bathroom 8.67 Ft x 7.50 Ft
Bedroom 10.92 Ft x 12.50 Ft
Primary Bedroom 14.25 Ft x 12.25 Ft
4pc Bathroom 8.67 Ft x 7.50 Ft
Bedroom 8.67 Ft x 12.42 Ft
Bedroom 9.67 Ft x 12.58 Ft
3pc Bathroom .00 Ft x .00 Ft

2pc Bathroom 4.33 Ft x 6.92 Ft
Breakfast 8.67 Ft x 9.08 Ft
Foyer 7.42 Ft x 13.08 Ft
Living room 23.25 Ft x 15.25 Ft
Bedroom 11.00 Ft x 12.58 Ft
Dining room 12.00 Ft x 9.50 Ft
Kitchen 8.67 Ft x 13.00 Ft

Listing Presented By:



Originally Listed by:
Ko Realty Ltd.

RE/MAX Realty Professionals

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