

3151 Upper Place NW
Calgary, Alberta

MLS # A2248167

\$995,000

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|-----------|---|--------|-------------------|
| Division: | University Heights | | |
| Type: | Residential/House | | |
| Style: | Bi-Level | | |
| Size: | 1,568 sq.ft. | Age: | 1966 (59 yrs old) |
| Beds: | 4 | Baths: | 3 |
| Garage: | Double Garage Detached | | |
| Lot Size: | 0.16 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Cul-De-Sac, Front Yard, Rectangular Lot | | |

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|-------------|---|------------|------|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Hardwood, Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Separate/Exterior Entry, Finished, Full | LLD: | - |
| Exterior: | Brick, Wood Frame | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Breakfast Bar, Kitchen Island, Open Floorplan, Pantry | | |

Inclusions: n/a

Welcome to University Heights! This charming bi-level home is perfectly situated on a quiet cul-de-sac, just steps from the University of Calgary. Offering over 2,800 sq. ft. of developed living space, it features 4 bedrooms, 3 bathrooms, and a double detached garage. The open-concept main level showcases beautiful hardwood flooring and a spacious kitchen featuring rich wood cabinetry, a separate pantry, and a large island with breakfast bar seating. Two bedrooms and two full bathrooms complete the main floor, providing an ideal layout for both families and guests. The fully finished basement offers incredible versatility, with two additional bedrooms, a large flex/recreation room, and a 4-piece bathroom. Outside, the private landscaped backyard is an inviting retreat, perfect for summer gatherings and relaxation. Located minutes from schools, playgrounds, shopping, dining, and major amenities, this home delivers exceptional lifestyle and convenience. Schedule your private viewing today and experience all that University Heights has to offer.