

# \$1,249,900 - 3607 Utah Drive Nw, Calgary

MLS® #A2198503

**\$1,249,900**

4 Bedroom, 3.00 Bathroom, 2,597 sqft  
Residential on 0.17 Acres

University Heights, Calgary, Alberta

WELCOME to this 2-Storey HOME, offering 3541.75 Sq Ft of Developed space, on a MASSIVE 7190 Sq Ft lot in the Community of UNIVERSITY HEIGHTS! It features 4 bedrooms, 2 ½ bathrooms, + an Attached Double Garage. We start w/covered front porch, to enjoy rain or shine or to welcome neighbors for a friendly chat. Inside, the foyer offers a closet, + a 2 pc bath. On the left, the Parlour Room is an ideal space for entertaining guests. A Breakfast Nook provides a COZY corner to share intimate moments w/loved ones. The Kitchen features Beautiful Oak Cabinetry, a tiled Backsplash, Stunning GRANITE countertops, a Built-In Pantry, + NEWER Appliances, incl/Miele Dishwasher. The Dining Room is perfect for FAMILY gatherings, where laughter fills the air, + memories are made around the table. A sliding door leads to a deck, making it easy to step outside to fire up the gas BBQ for meals. The Living Room has a Gorgeous Gas Fireplace, creating Ambiance for chilly evenings whether you curl up with a blanket, read a book, or enjoy a conversation w/Family or Friends. The Family Room features an impressive 11' Vaulted ceiling w/wood rafters, adding CHARACTER, + CHARM to this space. The room also boasts floor-to-ceiling Built-in wood bookshelves/cupboards, enhancing its EXPANSIVE, + Open feel. Doors open directly to the Large deck, this room seamlessly blends indoor/outdoor living, creating an ideal space for RELAXATION. The Upper floor has



a 4 pc bath, + the 2nd, 3rd, and 4th bedrooms, for family or guests. The SPACIOUS Primary Bedroom serves as a perfect RETREAT for rest. A walk-in closet that has Built-in shelving for all your storage needs. It also boasts a 4 pc EN-SUITE to unwind at the end of the day. The full basement offers a fantastic Recreation Room, perfect for Movie or Game nights, + a wet bar area, ideal for serving drinks or snacks. Additionally, a storage room, laundry room w/sink, a workshop area, + a utility room, provide ample storage, + functional spaces. The HUGE SW-facing professionally landscaped backyard offers stunning views of the surrounding green space, w/pathway leading to the right, where you can catch glimpses of the river, + city views! The large deck is perfect for lounging on a sunny day, enjoying a starry night, or an ideal spot for outdoor dining. In addition, another deck is available, for more space to relax, + there's a shed for extra storage. Amenities incl/Market Mall, North Hill Centre Mall, Northland Village Mall, McMahon Stadium, Foothills Medical Centre, + the U of C campus. Easy access to downtown via Crowchild Trail, Bus Routes, CTrain, + the Trans Canada Highway for trips out of town. Don't miss out! BOOK your showing TODAY! There are 20 Virtual Staging Photos in this listing.

Built in 1967

### **Essential Information**

MLS® #	A2198503
Price	\$1,249,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,597
Acres	0.17

Year Built	1967
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	3607 Utah Drive Nw
Subdivision	University Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 4A6

### **Amenities**

Utilities	Cable Connected, Electricity Connected, Garbage Collection, Natural Gas Connected, Phone Connected, Sewer Connected, Water Connected
Parking Spaces	4
Parking	Double Garage Attached, Concrete Driveway, Garage Faces Front, Insulated
# of Garages	2

### **Interior**

Interior Features	Built-in Features, Ceiling Fan(s), Closet Organizers, Crown Molding, Granite Counters, High Ceilings, Pantry, Recessed Lighting, Skylight(s), Storage, Vaulted Ceiling(s), Walk-In Closet(s), Chandelier, Smart Home, Soaking Tub
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Garburator, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Freezer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Decorative, Gas, Gas Starter, Living Room, Mantle, Raised Hearth, Stone
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Private Entrance, Private Yard, Storage, Rain Gutters
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Private, Street Lighting, City Lot, Fruit Trees/Shrub(s), Underground Sprinklers
Roof	Asphalt Shingle
Construction	Brick, Stucco
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 6th, 2025
Days on Market	26
Zoning	R-CG

### **Listing Details**

Listing Office	RE/MAX House of Real Estate
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