

# \$849,000 - 3612 Utah Drive Nw, Calgary

MLS® #A2219384

**\$849,000**

4 Bedroom, 2.00 Bathroom, 1,763 sqft

Residential on 0.15 Acres

University Heights, Calgary, Alberta

Investor Alert – Rare Bungalow in Prime University Heights Location!

Opportunity knocks in one of Calgary's most desirable inner-city neighborhoods. This 1,763 sq ft bungalow in University Heights offers incredible potential for a savvy investor or renovator looking to bring a property up to today's modern standards.

Featuring 4 bedrooms—including a primary suite with a private 3-piece ensuite—plus a spacious main living room, open-concept family room and kitchen, and a full 4-piece main bath, the layout is ideal for redesigning into a contemporary open-plan showpiece. The partially finished basement adds additional family and recreation space, perfect for future development.

The landscaped, fenced backyard includes a deck and a large 22.5' x 25' detached garage, offering ample room for vehicles, storage, or even a workshop. The home is also well-positioned for solar panel installation thanks to its roof orientation and unobstructed exposure.

Located minutes from Market Mall, North Hill Centre, McMahon Stadium, Foothills Medical Centre, and the University of Calgary, this property offers a central lifestyle with strong long-term value. Easy access to downtown, Crowchild Trail, the C-Train, and the



Trans-Canada Highway makes it a top-tier rental or resale location.

Bungalows rarely come up in University Heights—don't miss your chance to unlock its potential.

Built in 1966

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2219384    |
| Price          | \$849,000   |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,763       |
| Acres          | 0.15        |
| Year Built     | 1966        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

**Community Information**

|             |                    |
|-------------|--------------------|
| Address     | 3612 Utah Drive Nw |
| Subdivision | University Heights |
| City        | Calgary            |
| County      | Calgary            |
| Province    | Alberta            |
| Postal Code | T2N 4A7            |

**Amenities**

|                |                                      |
|----------------|--------------------------------------|
| Parking Spaces | 2                                    |
| Parking        | Alley Access, Double Garage Detached |
| # of Garages   | 2                                    |

**Interior**

|                   |                                                                       |
|-------------------|-----------------------------------------------------------------------|
| Interior Features | Central Vacuum                                                        |
| Appliances        | Dishwasher, Dryer, Electric Stove, Freezer, Range Hood, Refrigerator, |

|                 |                                                      |
|-----------------|------------------------------------------------------|
|                 | Washer, Window Coverings                             |
| Heating         | Forced Air, Natural Gas                              |
| Cooling         | None                                                 |
| Fireplace       | Yes                                                  |
| # of Fireplaces | 1                                                    |
| Fireplaces      | Brick Facing, Family Room, Gas Starter, Wood Burning |
| Has Basement    | Yes                                                  |
| Basement        | Full, Partially Finished                             |

## Exterior

|                   |                                                        |
|-------------------|--------------------------------------------------------|
| Exterior Features | Private Entrance, Private Yard, Rain Gutters           |
| Lot Description   | Back Lane, City Lot, Landscaped, Lawn, Street Lighting |
| Roof              | Asphalt Shingle                                        |
| Construction      | Wood Siding                                            |
| Foundation        | Poured Concrete                                        |

## Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 9th, 2025 |
| Days on Market | 5             |
| Zoning         | R-CG          |

## Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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