



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

3612 Utah Drive NW
Calgary, Alberta

MLS # A2219384



\$849,000

| | | | |
|------------------|--|---------------|-------------------|
| Division: | University Heights | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 1,763 sq.ft. | Age: | 1966 (59 yrs old) |
| Beds: | 4 | Baths: | 2 |
| Garage: | Alley Access, Double Garage Detached | | |
| Lot Size: | 0.15 Acre | | |
| Lot Feat: | Back Lane, City Lot, Landscaped, Lawn, Street Lighting | | |

Heating: Forced Air, Natural Gas

Floors: Carpet, Ceramic Tile, Hardwood, Linoleum

Roof: Asphalt Shingle

Basement: Full, Partially Finished

Exterior: Wood Siding

Foundation: Poured Concrete

Features: Central Vacuum

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Inclusions: 2nd refrigerator, 2 storage units in the basement, shelving in the garage, central vacuum system

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.