



**GRASSROOTS**  
REALTY GROUP

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**3611 UMBER PLACE NW**  
**CALGARY, ALBERTA**

**MLS # A2225287**



**\$1,529,900**

<b>Division:</b>	University Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,503 sq.ft.	<b>Age:</b>	1967 (58 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.37 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Front Yard, Landscaping		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Storage, Walk-In Closet(s)		

**Inclusions:** window air conditioner in master as is

Open house Saturday June 15, 130-400pm. Welcome to this rare and remarkable opportunity in the highly sought-after community of University Heights. Situated on an expansive, massive large pie shaped lot, this home offers a truly park-like setting, a retreat just moments from all major amenities, great schools, hospitals, U of C, transit, and more. With over 2,500 sq ft above grade and an additional 935 sq ft on the lower level, this well-designed home offers 5 spacious bedrooms and 3.5 bathrooms, providing plenty of space for families of all sizes. Inside, you'll find a large kitchen with stainless steel appliances, a central island, and a generous dining area complete with a cozy wood-burning fireplace. The covered back deck—equipped with a built-in heater and 2 BBQ gas line—is perfect for year-round enjoyment. The main level also features a bright living room, dedicated office (or optional 6th bedroom), laundry room with sink, and ample storage throughout. The primary suite is a true retreat with a walk-in closet and a private ensuite featuring a sit-down shower. All bedrooms are generously sized, offering great flexibility and comfort. Downstairs, the fully developed basement includes a large recreation room with a gas fireplace, space for a home gym or second office, bedroom and additional bathroom, plus a possibility an additional bedroom, and more storage options. The heated double garage features an epoxy floor and massive attic space for added storage or creative use. Homes like this on lots this size rarely come available. Don't miss your chance to own a unique property in one of Calgary's most desirable inner-city neighborhoods.