



GRASSROOTS
REALTY GROUP

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

**3403 Utah Crescent NW
Calgary, Alberta**

MLS # A2231787



\$1,499,900

Division:	University Heights		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,626 sq.ft.	Age:	1965 (60 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.18 Acre		
Lot Feat:	Back Yard, Corner Lot, Cul-De-Sac, Front Yard, Garden, Landscaped, Lawn,		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Built-in Features, Central Vacuum, Closet Organizers, Granite Counters, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	n/a		

Open house June 22 Sunday 130-4 pm. Spacious 5-Bedroom Home in Prestigious University Heights. Welcome to this exceptional 5-bedroom home offering over 2,600 sq ft of living space, ideally located on a quiet cul-de-sac in the heart of desirable University Heights. Set across from a peaceful greenspace, this home offers the perfect balance of privacy and convenience—just minutes from the University of Calgary, Foothills Hospital, Alberta Children's Hospital, and excellent shopping and amenities. The main level features a bright, open layout and a spacious kitchen complete with stainless steel appliances, a gas stove, and plenty of counter and cabinet space—perfect for family cooking or entertaining. Main floor flex gives room for office, computer room or quiet family room. All five bedrooms are generously sized, providing ample space for family, guests, or home offices. The fully developed basement includes a large rec room, a 3-piece bathroom, and abundant storage. A double attached garage adds further convenience and functionality. This is a rare opportunity to own a large, well-located home in one of Calgary's most sought-after inner-city communities.