



GRASSROOTS
REALTY GROUP

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2332 Uxbridge Drive NW
Calgary, Alberta

MLS # A2255822



\$1,798,000

Division:	University Heights		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,998 sq.ft.	Age:	1963 (62 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Level		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Membrane	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Skylight(s)		

Inclusions: N/A

A rare opportunity to live in luxury in this modernized bi-level bungalow in prestigious NW community of University Heights. This home offers nearly 3,300 sq. ft. of living space with abundant natural light, including almost 2,000 sq. ft. on the open-concept main floor featuring an ensuite master bedroom, 2.5 bathrooms, family room, formal dining room, and kitchen all under high ceilings. The gourmet kitchen boasts quartz countertops, a six-burner Dacor gas range, Bosch refrigerator, solid wood cabinetry, and a built-in wine fridge—perfect for entertaining. The primary suite is a private retreat with a walk-in closet and spa-inspired 5-piece ensuite, complete with dual sinks, soaker tub, and a walk-in shower. Cozy up by one of the two main-floor fireplaces (gas + wood-burning). The Lower Level is a light-filled space with all large windows above grade, a fourth bedroom, a full bathroom, a wine cellar, and a third fireplace. The flexible layout is ideal for a home gym, movie theatre, or children's play area. The landscaped yard is a private oasis with mature trees, apple tree, raspberries, and blueberries. This home has undergone comprehensive renovations with brand new windows, doors, electrical panel, modern lighting, and an added second furnace. The tandem 2-car garage has a rough-in EV charger. Development and building permits for an additional single-car garage off the back lane are included. Enjoy access to Calgary's top amenities, just minutes from the University of Calgary, Westmount Charter School, Foothills Hospital, the new Cancer Centre, Alberta Children's Hospital, and the University District. This move-in ready home is truly a gem in a highly sought-after neighborhood!