



GRASSROOTS
REALTY GROUP

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

2432 Ulrich Road NW
Calgary, Alberta

MLS # A2278503



\$899,000

Division:	University Heights		
Type:	Residential/House		
Style:	4 Level Split		
Size:	2,083 sq.ft.	Age:	1967 (59 yrs old)
Beds:	6	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.18 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Greenbelt, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: None

Location! Location! Unbeatable Location! Only steps to the University of Calgary!! This is an incredible opportunity to own a beautifully appointed family home in one of Calgary's most coveted NW communities—University Heights. Nestled in a serene, park-like setting and siding onto a green belt, this exceptional property sits on a rare 715 m²; oversized lot. The versatile and spacious split-level layout flows seamlessly throughout and features 6 bedrooms, 2 bathrooms, and a double detached garage, providing outstanding flexibility for growing families, multi-generational living, or investment opportunities. Whether you choose to move right in or renovate to suit your vision, the possibilities are endless. Upgrades in recent years include the kitchen, furnace, roof, windows, lighting, and plumbing, delivering peace of mind and long-term value. Enjoy the unbeatable location within steps to the University of Calgary, Foothills Hospital, Alberta Children's Hospital, the new Cancer Centre, and McMahon Stadium, and just minutes from the vibrant University District with its shops, dining, and amenities. University Heights is renowned for its strong community atmosphere, mature surroundings, and exceptional connectivity, with quick access to Crowchild Trail, Memorial Drive, and AB-1, making downtown commutes and weekend escapes effortless. Close to top schools including Westmount Charter School, parks, playgrounds, and all major NW amenities, this is a rare offering in a highly sought-after neighborhood. An exceptional home in an exceptional location—this property will not last long.