



3323 Upton Place NW
Calgary, Alberta

MLS # A2294465



\$1,880,000

Division:	University Heights		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,138 sq.ft.	Age:	1965 (61 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.26 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Irregular Lot, Landscaped, Level, Pie Sha		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cedar, Cement Fiber Board, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Bookcases, Built-in Features, Central Vacuum, Chandelier, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vaulted Ceiling(s)

Inclusions: Shed, Wooden Garage Shelving

Welcome to an architecturally distinguished residence in the heart of University Heights, completely rebuilt in 2013! A rare offering designed for those who value modern luxury and enduring quality. Conceived by an internationally acclaimed, award-winning architect, this home reflects a timeless design philosophy inspired by Frank Lloyd Wright, blending open-concept living with harmonious integration of indoor and outdoor spaces. . Set on an expansive quarter-acre lot with desirable alley access, this exceptional property is tucked within a quiet cul-de-sac, offering a rare combination of privacy and convenience. The meticulously landscaped grounds are framed by mature elms, lilacs, and aspens, while expansive floor-to-ceiling windows and thoughtfully positioned decks create a seamless dialogue between the home's refined interiors and its tranquil, park-like surroundings—evoking a serene, almost meditative atmosphere. . Inside, the residence is defined by soaring ceilings, abundant natural light, and clean, sophisticated architectural lines. The flexible structural design—featuring engineered trusses and steel beam construction—allows for future customization, ideal for evolving needs. . Every material and finish has been curated for both aesthetic excellence and performance. Exterior elements include durable Hardie cement board and rich stained red cedar, complemented by energy-efficient double- and triple-glazed windows. The interior showcases Canadian solid walnut hardwood flooring, Italian porcelain tile, and premium finishes throughout. The chef's kitchen, imported from Germany by Poggenpohl, is outfitted with top-tier appliances, seamlessly integrated storage, and a discreet pantry—perfect for both entertaining and everyday functionality. . The home's layout is thoughtfully designed for balance

and comfort. The main level offers elegant yet inviting spaces for hosting and daily living, while the upper level features three generously sized bedrooms, including a refined primary suite with a spa-inspired ensuite. A versatile lower level provides two additional bedrooms, a full bath, a spacious recreation area, and ample storage—well-suited for guests, extended family, or private study. . Advanced mechanical systems, including high-efficiency furnaces, a tankless water heating system, and superior insulation, ensure year-round comfort with a focus on sustainability and energy performance. . Ideally located, the home is walking distance to the vibrant University District, offering an array of restaurants, boutique shops, and everyday amenities. It is also within walking distance to both Foothills Medical Centre and Alberta Children’s Hospital, and enjoys close proximity to the University of Calgary. Families will appreciate the nearby access to Westmount Charter School, one of Calgary’s most sought-after academic institutions. . A truly singular property—where design, location, and lifestyle converge.