



**3127 Underhill Drive NW
Calgary, Alberta**

MLS # A2295556



\$1,050,000

Division:	University Heights		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,390 sq.ft.	Age:	1964 (62 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, See Remarks		

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

Inclusions: Large chest freezer in basement, Back Wall Cabinets in Basement

**** Open House Saturday, April 11th from 11:30AM-1:00pm! **** Welcome to this exceptional family home in the highly sought-after community of University Heights. Ideally located on a quiet street, this property offers unmatched convenience—just steps to Foothills Medical Centre, the new Calgary Cancer Centre, Alberta Children’s Hospital, the University of Calgary, the shops and restaurants in University District, Market Mall, and McMahon Stadium, with easy access to downtown and nearby walking paths. This spacious two-storey home offers over 2,390 sq ft above grade plus a fully developed basement—providing incredible space for growing or multi-generational families. The main floor features a bright and functional layout with a generous living room, formal dining area, and a large family room with fireplace, perfect for everyday living and entertaining. The spacious kitchen provides excellent workspace and functionality and connects seamlessly to the main living areas, while main floor laundry adds everyday convenience. Upstairs you’ll find five large bedrooms including an expansive primary retreat with ensuite, along with an additional full bathroom. The fully finished basement extends your living space with a large rec room, additional bedroom, den, full bathroom, and abundant storage. Situated on a sizeable lot with a private SOUTH FACING BACKYARD and oversized double detached garage, this home is surrounded by top-rated schools including University Elementary and Westmount Charter School, along with parks, playgrounds, and shopping nearby. A rare opportunity to own in one of Calgary’s most desirable inner-city communities.