



3615 UMBER PLACE NW
Calgary, Alberta

MLS # A2140124



\$1,690,000

Division:	University Heights		
Type:	Residential/House		
Style:	Bungalow		
Size:	2,082 sq.ft.	Age:	1967 (57 yrs old)
Beds:	4	Baths:	4
Garage:	Driveway, Garage Faces Front, Triple Garage Attached		
Lot Size:	0.37 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Pie Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, Built-in Features, Ceiling Fan(s), Kitchen Island, Pantry, Vaulted Ceiling(s)		

Inclusions: Wardrobe in primary bedroom, Pool table, Hot tub, 2nd fridge

****OPEN HOUSE SUNDAY JUNE 23 FROM 2-4PM**** Welcome to 3615 UMBER PLACE NW, a rare gem in the esteemed University Heights. This is a rare opportunity to own a truly exceptional property, being offered to the public for the very first time. Originally built by my client's grandfather, a well-known builder and businessman in Calgary, this beautiful mid century modern home has been cherished and well maintained by the family ever since. Boasting nearly 4,000 square feet of luxurious living space, this stunning walkout bungalow stands as a testament to timeless elegance. Situated on a quiet cul-de-sac, it features a triple garage and a southwest backyard exposure that backs onto a green space. The very private yard is surrounded by beautiful, mature trees, providing a serene and secluded setting. Meticulously maintained and recently upgraded in 2018, this home offers a seamless fusion of classic charm and modern convenience. With four bedrooms, four bathrooms, and an array of enhancements including 200 amp service, kitchen modifications and new flooring, two new bathrooms, a more open floor plan and a new deck (inclusive of upgraded substructure for the hot tub) this residence is move-in-ready yet invites personalization. Spanning over 1500 square meters (.37 acres), the possibilities are endless – whether you're seeking a dream home or considering a new premium build. Don't miss your chance to own a piece of Calgary's history and create your own legacy in University Heights. University Heights offers not only a serene environment but also the convenience of nearby retail, restaurants, hospitals, and major routes. With McMahon Stadium and downtown Calgary just a short commute away, embrace the best of urban living without compromising on tranquility.