



**3220 Uplands Place NW
Calgary, Alberta**

MLS # A2144283



\$1,399,900

Division:	University Heights		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,667 sq.ft.	Age:	1965 (59 yrs old)
Beds:	4	Baths:	2 full / 2 half
Garage:	Concrete Driveway, Double Garage Attached, Garage Faces Front, Oversized		
Lot Size:	0.32 Acre		
Lot Feat:	Back Lane, Back Yard, Underground Sprinklers, Pie Shaped Lot, Treed		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Cement Fiber Board, Concrete, Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Central Vacuum, Double Vanity, Storage		

Inclusions: Fridge & Freezer in Basement, Alarm System Hardware, Storage Shed, Underground Sprinklers - NOTE: All Chattel's in 'AS IS' condition

HUGE 1/3 Acre 13,777 Sq Ft Lot with a large solid & well-built home located in a quiet culdesac in sought after vibrant inner-city community of University Heights!! An incredible community like no other in Calgary where you can walk to the University of Calgary, Children's Hospital, Foothills Hospital, sought after schools, parks, playgrounds, green spaces, bike & walking paths. Only steps to all of the fantastic things that the University District has to offer such as many great restaurants, coffee shops & pubs, fantastic shops, a grocery store, a movie theatre and a bowling alley. Walk to McMahon Stadium, Market Mall, the Bow River, LRT and so much more! An Incredible Opportunity for a Renovation or a redevelopment. This is solid and well-built home has a fantastic layout! Over 2600 sq ft Up and four bedrooms on the upper floor. Grand foyer with vaulted ceiling and round staircase. Traditional central floorplan. Updated fully finished basement. Concrete Hardie Board Siding. Newer Roof. 2012 Furnace. Oversized attached double garage plus a big concrete driveway for four more cars, plus a rear parking pad for your RV or plenty of room to build a second garage for more vehicles. Underground Sprinkler System. Awesome location, fantastic property with great bones! A little lipstick will make this home shine again and be an incredible home for a family. Or build your dream home on this incredible lot in beautiful University Heights where you can walk to all levels of school from University Elementary, Westmount Charter Junior High & High School and University of Calgary! See the 3D tour (Purple house Symbol). Welcome home!