



THE
A-TEAM

**RE/MAX
FIRST**

3615 UMBER Place, Calgary T2N 4B1

MLS®#: **A2140124** Area: **University Heights** Listing Date: **06/13/24** List Price: **\$1,690,000**
 Status: **Active** County: **Calgary** Change: **-\$100k, 30-Jun** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1967**
Lot Information
 Lot Sz Ar: **16,264 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,081**
 Low Sqft:
 Ttl Sqft: **2,081**

DOM

107
Layout
 Beds: **4 (2 2)**
 Baths: **4.0 (4 0)**
 Style: **Bungalow**

Parking

Ttl Park: **3**
 Garage Sz: **3**

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Pie Shaped Lot**
 Park Feat: **Driveway,Garage Faces Front,Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Other,Private Yard**

Construction: **Brick,Stucco,Wood Frame**
 Flooring: **Carpet,Linoleum,Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
 Int Feat: **Beamed Ceilings,Built-in Features,Ceiling Fan(s),Kitchen Island,Pantry,Vaulted Ceiling(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Main	15`6" x 14`10"	Bedroom	Main	13`1" x 14`10"
Office	Main	13`1" x 8`11"	Living Room	Main	21`0" x 17`5"
3pc Ensuite bath	Main	10`7" x 5`5"	3pc Bathroom	Main	8`3" x 7`7"
Foyer	Main	10`8" x 8`4"	Dining Room	Main	15`3" x 9`8"
Kitchen	Main	15`3" x 18`3"	Laundry	Main	8`6" x 9`11"
Workshop	Main	8`8" x 15`6"	Bedroom	Basement	15`11" x 15`4"
Bedroom	Basement	12`10" x 14`10"	3pc Bathroom	Basement	7`7" x 11`0"

3pc Ensuite bath
Furnace/Utility Room
Storage

Basement
Basement
Basement

8`7" x 7`5"
10`8" x 15`6"
24`3" x 8`6"

Game Room
Family Room

Basement
Basement

19`3" x 15`3"
23`3" x 18`3"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1440JK

Zoning:
R-C1

Remarks

Pub Rmks:

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.

Inclusions:
Property Listed By:

**Wardrobe in primary bedroom, Pool table, Hot tub, 2nd fridge
Royal LePage Benchmark**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123













