



THE
A-TEAM

**RE/MAX
FIRST**

2332 UXBRIDGE Drive, Calgary t2n 3z6

MLS®#: **A2173514**

Area: **University Heights**

Listing Date: **10/17/24**

List Price: **\$999,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1965**

Lot Information

Lot Sz Ar: **6,598 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,995**
Low Sqft:
Ttl Sqft: **1,995**

DOM

5

Layout

Beds: **3 (3)**
Baths: **3.5 (3 1)**
Style: **Bi-Level**

Parking

Ttl Park: **2**
Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,Fruit Trees/Shrub(s),Front Yard,Lawn,Garden,Low Maintenance Landscape,Landscaped,Many Trees,Private,Rectangular Lot**

Park Feat:

Double Garage Attached,Tandem

Utilities and Features

Roof: **Flat Torch Membrane**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Balcony,Private Yard**

Construction: **Concrete,Wood Siding**
Flooring: **Carpet,Hardwood,Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Microwave,Oven,Washer/Dryer,Water Softener,Window Coverings**
Int Feat: **Closet Organizers,Granite Counters,Kitchen Island,No Smoking Home,Storage,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
Family Room	Main	22`4" x 15`7"
Bedroom - Primary	Main	14`2" x 12`2"
3pc Bathroom	Main	7`7" x 7`1"
Bedroom	Main	14`3" x 9`3"
Laundry	Main	8`0" x 4`8"
Living Room	Main	13`7" x 19`2"
4pc Bathroom	Basement	8`0" x 5`8"

Room	Level	Dimensions
2pc Bathroom	Main	5`1" x 4`10"
3pc Ensuite bath	Main	9`8" x 3`11"
Bedroom	Main	10`7" x 9`7"
Eat in Kitchen	Main	17`8" x 11`2"
Dining Room	Main	9`5" x 11`2"
Entrance	Main	7`9" x 6`4"
Office	Basement	13`1" x 10`7"

Game Room

Basement

13`10" x 18`9"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1350JK

Zoning:
R-CG

Remarks

Pub Rmks: **Charming Bi-Level in University Heights - A Hidden Gem with Endless Potential Nestled in the desirable neighborhood of University Heights, this spacious bi-level home offers just under 2,000 sq ft of potential waiting to be unlocked. While it requires some updates, the fantastic floor plan provides a great foundation for customization and renovation to suit your style. Featuring large, bright windows on both levels, the home is filled with natural light, creating a welcoming and open atmosphere. The upper level boasts a generous living room, dining area, and a kitchen that can be transformed into a modern culinary space. With multiple bedrooms, including a potential primary suite, there is plenty of room for a growing family or entertaining guests. The lower level offers additional living space, perfect for a family room, home office, or recreation area, with direct access to the spacious backyard. Located close to all major amenities, this home is just steps away from the University of Calgary, Foothills Medical Centre, and numerous parks, schools, and shopping centers. Easy access to public transportation and major roads ensures convenience for commuters and students alike. If you're looking for a property with potential in a prime location, this is the one! Transform this house into your dream home in a highly sought-after community.**

Inclusions:
Property Listed By: **N/A
Century 21 Bamber Realty LTD.**

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











