

# \$1,798,000 - 2332 Uxbridge Drive Nw, Calgary

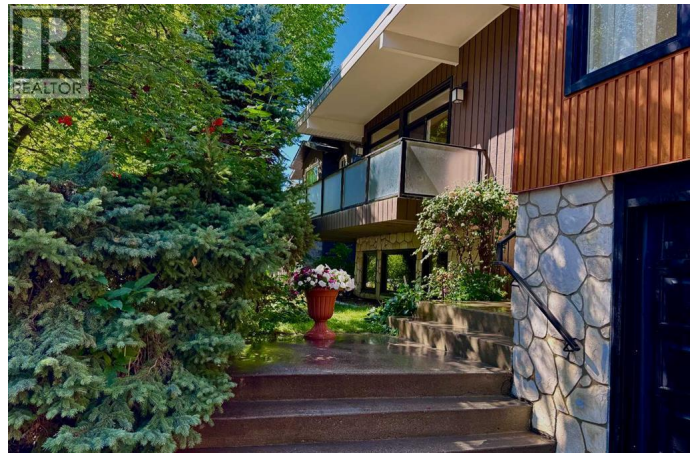
MLS® #A2255822

**\$1,798,000**

4 Bedroom, 4.00 Bathroom, 1,998 sqft  
Single Family on 0.15 Acres

University Heights, Calgary, Alberta

A rare opportunity to live in luxury in this modernized bi-level bungalow in prestigious NW community of University Heights. This home offers nearly 3,300 sq. ft. of living space with abundant natural light, including almost 2,000 sq. ft. on the open-concept main floor featuring an ensuite master bedroom, 2.5 bathrooms, family room, formal dining room, and kitchen all under high ceilings. The gourmet kitchen boasts quartz countertops, a six-burner Dacor gas range, Bosch refrigerator, solid wood cabinetry, and a built-in wine fridge—perfect for entertaining. The primary suite is a private retreat with a walk-in closet and spa-inspired 5-piece ensuite, complete with dual sinks, soaker tub, and a walk-in shower. Cozy up by one of the two main-floor fireplaces (gas + wood-burning). The Lower Level is a light-filled space with all large windows above grade, a fourth bedroom, a full bathroom, a wine cellar, and a third fireplace. The flexible layout is ideal for a home gym, movie theatre, or children's play area. The landscaped yard is a private oasis with mature trees, apple tree, raspberries, and blueberries. This home has undergone comprehensive renovations with brand new windows, doors, electrical panel, modern lighting, and an added second furnace. The tandem 2-car garage has a rough-in EV charger. Development and building permits for an additional single-car garage off the back lane are included. Enjoy access to Calgary's top amenities, just



minutes from the University of Calgary, Westmount Charter School, Foothills Hospital, the new Cancer Centre, Alberta Childrenâ€™s Hospital, and the University District. This move-in ready home is truly a gem in a highly sought-after neighborhood! (id:6289)

Built in 1963

**Essential Information**

Listing #	A2255822
Price	\$1,798,000
Bedrooms	4
Bathrooms	4.00
Half Baths	1
Square Footage	1,998
Acres	0.15
Year Built	1963
Type	Single Family
Sub-Type	Freehold
Style	Bi-level

**Community Information**

Address	2332 Uxbridge Drive Nw
Subdivision	University Heights
City	Calgary
Province	Alberta
Postal Code	T2N3Z6

**Amenities**

Amenities	Park, Playground, Schools
Features	Back lane, No Animal Home, No Smoking Home, Level
Parking Spaces	2
Parking	Attached Garage
# of Garages	2

**Interior**

Appliances	Refrigerator, Water softener, Gas stove(s), Dishwasher, Wine Fridge, Hood Fan, Washer & Dryer
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Heating	Other, Forced air
Cooling	None
Fireplace	Yes
# of Fireplaces	3
Has Basement	Yes

## Exterior

Exterior	Stucco
Foundation	Poured Concrete

## Listing Details

Listing Office      TrustPro Realty



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