

\$959,900 - 2236 Uxbridge Drive Nw, Calgary

MLS® #A2205783

\$959,900

5 Bedroom, 3.00 Bathroom, 2,112 sqft
Residential on 0.15 Acres

University Heights, Calgary, Alberta

Nestled in the heart of University Heights, this spacious 5-bedroom, 3-bathroom home is brimming with potential. Whether you're an investor looking for a fantastic opportunity or a family eager to create your dream home, this property offers the perfect blend of space, functionality, and location. Step inside to discover a bright and sunny living room with a fireplace, ideal for relaxing or entertaining. The open dining area flows seamlessly into a well-equipped kitchen with ample storage. Adjacent to the kitchen, a cozy breakfast nook overlooks a spacious family room, where sliding patio doors lead to the expansive backyard and double detached garage. The main floor also includes a convenient bedroom, a 4-piece bathroom, and a laundry room for easy main-level living. Upstairs, the second level boasts four additional bedrooms, providing plenty of space for a growing family. The 5-piece main bathroom is designed for both comfort and convenience. Downstairs, the basement offers even more living space, boasting a large recreation room while the separate den makes an ideal home office or study. You'll also find an additional 3-piece bathroom and an abundance of storage space. Outside, the huge backyard is ready for summer barbecues, gardening, or simply unwinding in your private outdoor retreat. A double detached garage provides ample parking and extra storage. Located just minutes from the University of Calgary, public transportation, shopping, parks, and all



essential amenities, this home is truly in a prime location. Whether you're looking to add value, renovate, or move right in, this is an exceptional opportunity you won't want to miss!

Built in 1964

Essential Information

MLS® #	A2205783
Price	\$959,900
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	2,112
Acres	0.15
Year Built	1964
Type	Residential
Sub-Type	Detached
Style	2 Storey Split
Status	Active

Community Information

Address	2236 Uxbridge Drive Nw
Subdivision	University Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 3Z4

Amenities

Parking Spaces	2
Parking	Alley Access, Double Garage Detached, Garage Door Opener
# of Garages	1

Interior

Interior Features	Built-in Features, Kitchen Island, Laminate Counters, Open Floorplan
Appliances	Dryer, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer
Heating	Fireplace(s), Forced Air, Natural Gas

Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Living Room, Wood Burning, Basement
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other, Private Yard
Lot Description	Back Yard, Front Yard, Lawn, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	March 26th, 2025
Days on Market	8
Zoning	R-CG

Listing Details

Listing Office	Greater Property Group
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