

\$849,000 - 3612 Utah Drive Nw, Calgary

MLS® #A2219384

\$849,000

4 Bedroom, 2.00 Bathroom, 1,763 sqft

Residential on 0.15 Acres

University Heights, Calgary, Alberta

Investor Alert – Rare Bungalow in Prime University Heights Location!

Opportunity knocks in one of Calgary's most desirable inner-city neighborhoods. This 1,763 sq ft bungalow in University Heights offers incredible potential for a savvy investor or renovator looking to bring a property up to today's modern standards.

Featuring 4 bedrooms—including a primary suite with a private 3-piece ensuite—plus a spacious main living room, open-concept family room and kitchen, and a full 4-piece main bath, the layout is ideal for redesigning into a contemporary open-plan showpiece. The partially finished basement adds additional family and recreation space, perfect for future development.

The landscaped, fenced backyard includes a deck and a large 22.5' x 25' detached garage, offering ample room for vehicles, storage, or even a workshop. The home is also well-positioned for solar panel installation thanks to its roof orientation and unobstructed exposure.

Located minutes from Market Mall, North Hill Centre, McMahon Stadium, Foothills Medical Centre, and the University of Calgary, this property offers a central lifestyle with strong long-term value. Easy access to downtown, Crowchild Trail, the C-Train, and the



Trans-Canada Highway makes it a top-tier rental or resale location.

Bungalows rarely come up in University Heights—don't miss your chance to unlock its potential.

Join us for the Open House this Saturday from 2-4 PM & Sunday from 2—3:30 PM and see firsthand why this property is a standout investment opportunity!

Built in 1966

Essential Information

MLS® #	A2219384
Price	\$849,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,763
Acres	0.15
Year Built	1966
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	3612 Utah Drive Nw
Subdivision	University Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 4A7

Amenities

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

Interior

Interior Features	Central Vacuum
Appliances	Dishwasher, Dryer, Electric Stove, Freezer, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Brick Facing, Family Room, Gas Starter, Wood Burning
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Private Entrance, Private Yard, Rain Gutters
Lot Description	Back Lane, City Lot, Landscaped, Lawn, Street Lighting
Roof	Asphalt Shingle
Construction	Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	May 9th, 2025
Zoning	R-CG

Listing Details

Listing Office	Real Broker
----------------	-------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.