\$1,475,000 - 3611 Umber Place Nw, Calgary

MLS® #A2225287

\$1,475,000

6 Bedroom, 4.00 Bathroom, 2,503 sqft Residential on 0.37 Acres

University Heights, Calgary, Alberta

Huge Price reduction, Open house Sunday June 28, ,130-400pm. Welcome to this rare and remarkable opportunity in the highly sought-after community of University Heights. Situated on an expansive , massive large pie shaped lot, this home offers a truly park-like setting, a retreat just moments from all major amenities, great schools. hospitals, U of C, transit, and more.

With over 2,500 sq ft above grade and an additional 935 sq ft on the lower level, this well-designed home offers 5 spacious bedrooms and 3.5 bathrooms, providing plenty of space for families of all sizes.

Inside, you'II find a large kitchen with stainless steel appliances, a central island, and a generous dining area complete with a cozy wood-burning fireplace. The covered back deckâ€"equipped with a built-in heater and 2 BBQ gas lineâ€"is perfect for year-round enjoyment. The main level also features a bright living room, dedicated office (or optional 6th bedroom), laundry room with sink, and ample storage throughout.

The primary suite is a true retreat with a walk-in closet and a private ensuite featuring a sit-down shower. All bedrooms are generously sized, offering great flexibility and comfort.

Downstairs, the fully developed basement includes a large recreation room with a gas fireplace, space for a home gym or second office, bedroom and additional bathroom, plus a possibility an additional bedroom, and more storage options.







The heated double garage features an epoxy floor and massive attic space for added storage or creative use.

Homes like this on lots this size rarely come available. Don't miss your chance to own a unique property in one of Calgary's most desirable inner-city neighborhoods.

Built in 1967

Essential Information

MLS® # A2225287 Price \$1,475,000

Bedrooms 6
Bathrooms 4.00
Full Baths 3
Half Baths 1

Square Footage 2,503 Acres 0.37 Year Built 1967

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

Community Information

Address 3611 Umber Place Nw

Subdivision University Heights

City Calgary
County Calgary
Province Alberta
Postal Code T2N4B1

Amenities

Parking Spaces 6

Parking Double Garage Attached

of Garages 2

Interior

Interior Features Built-in Features, Closet Organizers, Kitchen Island, No Animal Home,

No Smoking Home, Storage, Walk-In Closet(s)

Appliances Built-In Oven, Freezer, Gas Cooktop, Microwave, Range Hood,

Refrigerator, Stove(s), Washer/Dryer, Window Coverings, Built-In Range

Heating Forced Air

Cooling None
Fireplace Yes
of Fireplaces 2

Fireplaces Basement, Dining Room, Gas, Wood Burning

Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features BBQ gas line, Fire Pit, Lighting

Lot Description Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Front Yard,

Landscaped, Lawn, No Neighbours Behind, Pie Shaped Lot, Treed

Roof Asphalt Shingle

Construction Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed May 27th, 2025

Days on Market 31

Zoning R-CG

Listing Details

Listing Office Century 21 Bamber Realty LTD.

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