

\$1,499,900 - 3403 Utah Crescent Nw, Calgary

MLS® #A2231787

\$1,499,900

5 Bedroom, 4.00 Bathroom, 2,626 sqft

Residential on 0.18 Acres

University Heights, Calgary, Alberta

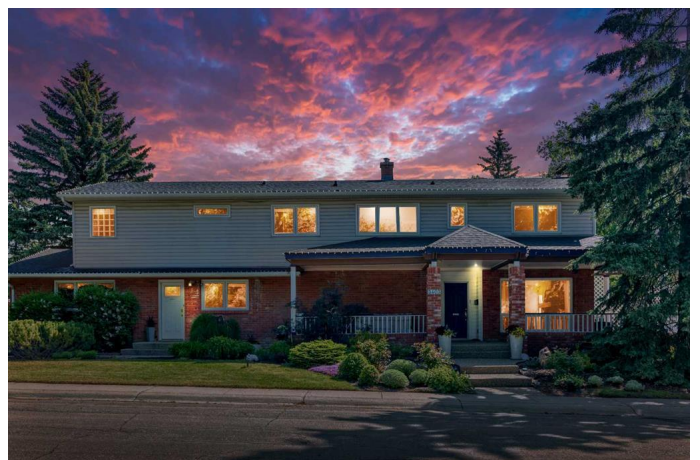
Open house June 22 Sunday 130-4 pm. Spacious 5-Bedroom Home in Prestigious University Heights.

Welcome to this exceptional 5-bedroom home offering over 2,600 sq ft of living space, ideally located on a quiet cul-de-sac in the heart of desirable University Heights. Set across from a peaceful greenspace, this home offers the perfect balance of privacy and convenience—just minutes from the University of Calgary, Foothills Hospital, Alberta Children's Hospital, and excellent shopping and amenities.

The main level features a bright, open layout and a spacious kitchen complete with stainless steel appliances, a gas stove, and plenty of counter and cabinet space—perfect for family cooking or entertaining. Main floor flex gives room for office, computer room or quiet family room. All five bedrooms are generously sized, providing ample space for family, guests, or home offices.

The fully developed basement includes a large rec room, a 3-piece bathroom, and abundant storage. A double attached garage adds further convenience and functionality.

This is a rare opportunity to own a large, well-located home in one of Calgary's most sought-after inner-city communities.



Built in 1965

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2231787 |
| Price | \$1,499,900 |
| Bedrooms | 5 |
| Bathrooms | 4.00 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 2,626 |
| Acres | 0.18 |
| Year Built | 1965 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-----------------------|
| Address | 3403 Utah Crescent Nw |
| Subdivision | University Heights |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | t2n4a9 |

Amenities

| | |
|----------------|------------------------|
| Parking Spaces | 2 |
| Parking | Double Garage Attached |
| # of Garages | 2 |

Interior

| | |
|-------------------|---|
| Interior Features | Bookcases, Built-in Features, Central Vacuum, Closet Organizers, Granite Counters, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s) |
| Appliances | Built-In Oven, Central Air Conditioner, Dryer, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer, Window Coverings, Range |
| Heating | Forced Air |
| Cooling | Central Air |
| Fireplace | Yes |

| | |
|-----------------|---|
| # of Fireplaces | 3 |
| Fireplaces | Basement, Gas, Living Room, Brick Facing, Den |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|---|
| Exterior Features | BBQ gas line, Courtyard, Garden, Private Yard, Uncovered Courtyard |
| Lot Description | Back Yard, Corner Lot, Cul-De-Sac, Front Yard, Garden, Landscaped, Lawn, Level, Low Maintenance Landscape |
| Roof | Asphalt Shingle |
| Construction | Brick, Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | June 19th, 2025 |
| Days on Market | 8 |
| Zoning | R-CG |

Listing Details

| | |
|----------------|-------------------------------|
| Listing Office | Century 21 Bamber Realty LTD. |
|----------------|-------------------------------|

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