

**2236 Uxbridge Drive NW**  
**Calgary, Alberta**

**MLS # A2201368**



**\$999,900**

<b>Division:</b>	University Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey Split		
<b>Size:</b>	2,112 sq.ft.	<b>Age:</b>	1964 (61 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Alley Access, Double Garage Detached, Garage Door Opener		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Lawn, Low Maintenance Landscape		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Kitchen Island, Laminate Counters, Open Floorplan		

**Inclusions:** Refrigerator, Stove, Microwave, Washer, Dryer, Garage door Opener with Control(s)

\*\*\* OPEN HOUSE Sat Mar 15, 2025 2pm &ndash; 4pm \*\*\* 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&rsquo;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&rsquo;re looking to add value, renovate, or move right in, this is an exceptional opportunity you won&rsquo;t want to miss!