

# \$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

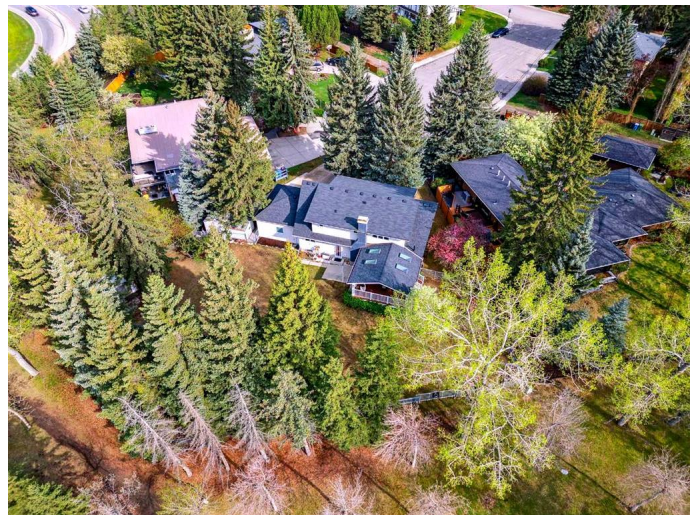
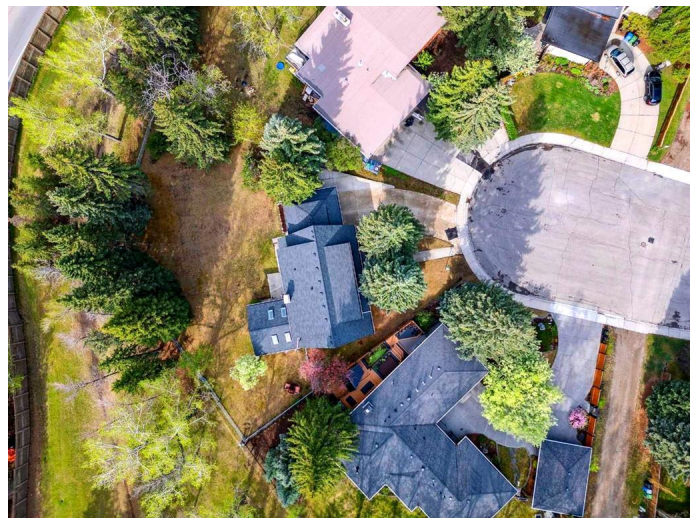
Huge Price reduction, Open house Sunday June 28, 130-400pm. Welcome to this rare and remarkable opportunity in the highly sought-after community of University Heights. Situated on an expansive, massive large pie shaped lot, this home offers a truly park-like setting, a retreat just moments from all major 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'll 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 deck is equipped with a built-in heater and 2 BBQ gas lines 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	32
Zoning	R-CG

## Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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