

2332 Uxbridge Drive NW
Calgary, Alberta

MLS # A2173514



\$999,900

Division:	University Heights		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,995 sq.ft.	Age:	1965 (59 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Tandem		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Fruit Trees/Shrub(s), Front Yard, Lawn, Garden, Low		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Flat Torch Membrane	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Concrete, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Granite Counters, Kitchen Island, No Smoking Home, Storage, Walk-In Closet(s)		

Inclusions: N/A

Charming Bi-Level in University Heights – A Hidden Gem with Endless Potential Nestled in the desirable neighborhood of University Heights, this spacious bi-level home offers just under 2,000 sq ft of potential waiting to be unlocked. While it requires some updates, the fantastic floor plan provides a great foundation for customization and renovation to suit your style. Featuring large, bright windows on both levels, the home is filled with natural light, creating a welcoming and open atmosphere. The upper level boasts a generous living room, dining area, and a kitchen that can be transformed into a modern culinary space. With multiple bedrooms, including a potential primary suite, there is plenty of room for a growing family or entertaining guests. The lower level offers additional living space, perfect for a family room, home office, or recreation area, with direct access to the spacious backyard. Located close to all major amenities, this home is just steps away from the University of Calgary, Foothills Medical Centre, and numerous parks, schools, and shopping centers. Easy access to public transportation and major roads ensures convenience for commuters and students alike. If you're looking for a property with potential in a prime location, this is the one! Transform this house into your dream home in a highly sought-after community.