

# \$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

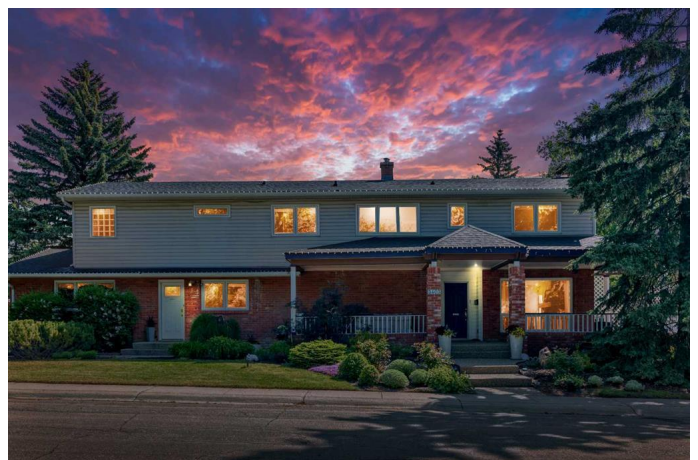
Open house June 22 Sunday 130-4 pm. Spacious 5-Bedroom Home in Prestigious University Heights.

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	17
Zoning	R-CG

## Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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