

\$1,798,000 - 2332 Uxbridge Drive Nw, Calgary

MLS® #A2255822

\$1,798,000

4 Bedroom, 4.00 Bathroom, 1,998 sqft
Residential on 0.15 Acres

University Heights, Calgary, Alberta

Truly a Rare Opportunity!

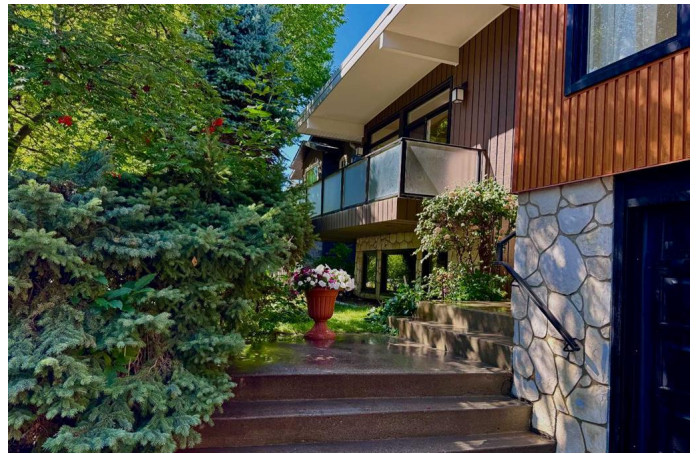
Luxurious and modern living in a fully renovated bi-level bungalow. Located in the prestigious NW inner-city community of University Heights.

Enjoy access to Calgary's top amenities, just minutes from the University of Calgary, Westmount Charter School, Foothills Hospital, the new Cancer Centre, Alberta Children's Hospital, and the University District. Only a short drive to downtown fine dining, and recreation. Easy access to Crowchild Trail and 16th Avenue (Highway 1).

This home offers nearly 2,000 sq. ft. of open-concept main floor space, plus the 1300+ sq ft well developed basement with total about 3300 living space. The main floor features 3 spacious bedrooms and 2 full bathrooms and 1 half bathroom. The bright, raised lower level includes 1 additional bedroom, a full bath, and a large recreation area.

The entire home has just undergone a complete and comprehensive renovation. Features include modern finishes, new gorgeous chandelier, high ceilings, new windows and doors, and an updated electrical with a new panel. Enjoy modern lighting, three skylights, and a brand-new furnace.

The gourmet kitchen is a true centerpiece. It includes quartz countertops, a six-burner Dacor gas stove, a Bosch refrigerator, and solid wood cabinetry. A large quartz island and



a built-in wine fridge make it perfect for entertaining and family gathering.

The primary suite offers a peaceful retreat, including a walk-in closet and a spa-inspired 5-piece ensuite. The ensuite features dual sinks, a deep soaker tub, and a stand-up shower.

Stay cozy in winter with two fireplaces on the main floor—one gas, one wood-burning. There is also a third fireplace in the basement. The fully developed lower level offers flexible space. It’s perfect for a home gym, media room, or children’s play area. Large windows bring in plenty of sunlight. An attached tandem 2 car garage is equipped with a rough-in EV charger with a power management system.

Enjoy a mature landscaped yard in the front and back. It includes an apple tree, blueberries, and raspberries. A peaceful, private outdoor setting for your whole family to enjoy.

Permits for a single-car garage off the back lane are ready. Both the Development Permit (DP) and Building Permit (BP) are included.

Built in 1963

Essential Information

MLS® #	A2255822
Price	\$1,798,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,998
Acres	0.15
Year Built	1963
Type	Residential
Sub-Type	Detached
Style	Bi-Level

Status Active

Community Information

Address 2332 Uxbridge Drive Nw
Subdivision University Heights
City Calgary
County Calgary
Province Alberta
Postal Code T2N 3Z6

Amenities

Parking Spaces 2
Parking Double Garage Attached
of Garages 2

Interior

Interior Features Kitchen Island, No Animal Home, No Smoking Home, Skylight(s)
Appliances Dishwasher, Gas Stove, Range Hood, Refrigerator, Washer/Dryer, Water Softener, Wine Refrigerator
Heating Forced Air, Fireplace(s)
Cooling None
Fireplace Yes
of Fireplaces 3
Fireplaces Gas, Wood Burning
Has Basement Yes
Basement Finished, Full

Exterior

Exterior Features Balcony, Private Yard
Lot Description Back Lane, Level
Roof Membrane
Construction Stucco
Foundation Poured Concrete

Additional Information

Date Listed September 11th, 2025
Days on Market 23
Zoning R-CG

Listing Details

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