

# \$1,599,900 - 3611 Umber Place Nw, Calgary

MLS® #A2221029

**\$1,599,900**

6 Bedroom, 4.00 Bathroom, 2,503 sqft

Residential on 0.37 Acres

University Heights, Calgary, Alberta

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 settingâ€”a peaceful retreat just moments from all major amenities, hospitals, U of C, transit, and more.

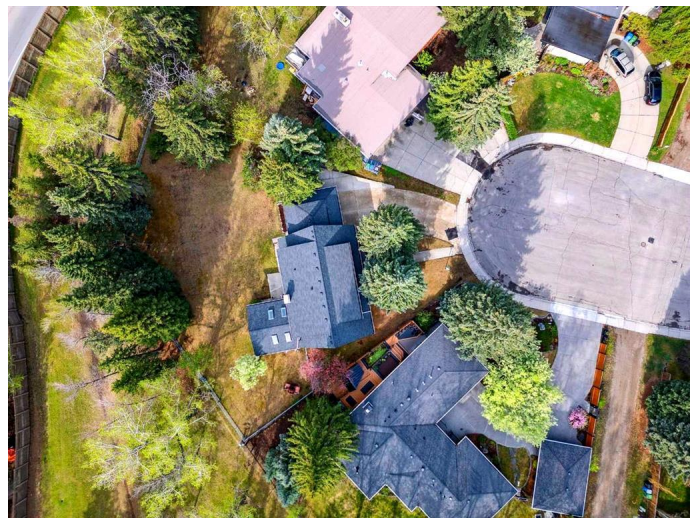
With over 2,500 sq ft above grade and an additional 935 sq ft on the lower level, this well-designed home offers 5 spacious bedrooms and 3.5 bathrooms, providing plenty of space for families of all sizes.

Inside, youâ€™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 deckâ€™s equipped with a built-in heater and 2 BBQ gas lineâ€™s 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 thisâ€™on lots this sizeâ€™rarely come available. Donâ€™t miss your chance to own a unique property in one of Calgaryâ€™s most desirable inner-city neighborhoods.

Built in 1967

**Essential Information**

MLS® #	A2221029
Price	\$1,599,900
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,
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	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, Gas, Wood Burning, Dining Room
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 15th, 2025
Days on Market	1
Zoning	R-CG

## Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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