

2043 Ungava Road NW
Calgary, Alberta

MLS # A2353579

\$1,500,000

Division:	University Heights		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,566 sq.ft.	Age:	1966 (60 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Rectangular Lot		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Siding	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks, Walk-In Closet(s)		

Inclusions: Upright Freezer, solarium furniture, any other furniture remaining at the property on closing.

Across from a park and close to everything that matters in the established and highly sought-after community of University Heights, this spacious two-storey home offers an exceptional opportunity to make a well-maintained residence your own. With 2,566 sq. ft. above grade, the generous floor plan provides an abundance of space for family living, entertaining and working from home. The main floor features a welcoming foyer, spacious living and dining rooms, a well-proportioned kitchen, main floor laundry and a comfortable family room with stone-facing fireplace. A three-season glass-enclosed sunroom extends the living space and offers a wonderful connection to the mature, private backyard. A three-piece and practical mudroom area add to the functionality of the main level. Upstairs, five bedrooms provide remarkable flexibility for a growing family, guests or home offices. The generous primary bedroom features a walk-in closet and three-piece bath while a separate four-piece bathroom serves the additional bedrooms. The lower level offers two large recreation/family spaces, along with utility and storage areas. Additional highlights include two furnaces, two central air conditioners, a double detached garage and a partially fenced backyard framed by mature trees. While the home retains its original character, it is very clean and well cared for, offering the next owner the opportunity to thoughtfully update and personalize the interiors over time. Ideally positioned in University Heights, close to the University of Calgary, Foothills Medical Centre, Alberta Children's Hospital, shopping, transit, and an array of recreational amenities. This is a rare opportunity to acquire a family home in one of Calgary's most coveted NW communities.