3207 Utah Place NW

Calgary | Active | MLS® A2357381

$1,249,000









Bedrooms	Bathrooms	Year Built	Living area
5	**4**	**1966**	**1,976.53 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Ko Realty Ltd.

A closer look

OPEN HOUSE NOVEMBER 15, 12PM-2PM!! Looking for a property offering location, space and flexibility? Located in the highly desirable community of University Heights, this spacious property presents an outstanding opportunity for investors, multi-generational families, or buyers looking to add value in one of Calgary's established inner-city neighbourhoods. Situated on a quiet cul-de-sac and backing directly onto a park with no rear neighbours, this property combines a premium location, privacy, and a versatile floor plan.

The home offers five bedrooms above grade, including four generously sized bedrooms upstairs and a valuable fifth bedroom on the main floor-an increasingly desirable feature for extended family living, guests, or flexible accommodation. The upper-level primary bedroom includes its own ensuite.

The fully developed basement adds even more possibilities, featuring two additional bedrooms, a kitchen, and a 3-piece bathroom. With multiple living areas and a flexible bedroom arrangement across all three levels, the property offers excellent potential for extended-family.

Additional highlights include a double attached garage, spacious floor plan, and a desirable park-backing lot. The location is a major advantage, just minutes from the University of Calgary, Alberta Children's Hospital, Foothills Medical Centre, Market Mall, public transit, schools, parks, and major commuter routes.

Whether you're looking for a property with versatile potential, accommodation flexibility, or a strategic investment in a sought-after location, this University Heights home offers an opportunity worth exploring.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2357381
Bedrooms	5
Bathrooms	4
Year Built	1966
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	Yes

Num Legal Suites:	0
Num Illegal Suites:	1
Home Style:	2 Storey
Total Living Area:	1,976.53 sq. ft.
Acreage:	No
Lot Area:	9,375 sq. ft.
Lot Frontage:	121'7½"
Front Exposure:	South
Levels:	Two
Total Rooms Above Grade:	9
Year built:	1966 (Age: 60)
Bedrooms:	5 (Above Grd: 5)
Bedrooms Above Grade:	5
Bedrooms On Main:	1
Bedrooms Below Grade:	0
Bathrooms:	4.0 (Full:3, Half:1)
Num Ensuite Baths:	1
Plan:	1440JK
Heating:	Forced Air
Basement:	Full, Finished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Vinyl Siding, Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes

Flooring:	Carpet, Ceramic Tile, Linoleum
Cooling:	None
Fireplaces:	2
Fireplace Details:	Basement, Living Room, Wood Burning
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	Main Level
City Quadrant:	Northwest
Community:	University Heights
Appliances:	Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Water Softener
Inclusions:	fridge and gas stove in the basement
Restrictions:	Restrictive Covenant
Main Floor	Breakfast Nook · 9'1" × 8'8" ·
Main Floor	Foyer · 13'1" × 7'5" ·
Main Floor	Living Room · 23'3" × 15'3" ·
Main Floor	Bedroom · 12'7" × 11' ·
Main Floor	Dining Room · 12' × 9'6" ·
Main Floor	Kitchen · 13' × 8'8" ·
2nd Floor	Bedroom · 12'6" × 10'11" ·
2nd Floor	Bedroom - Primary · 14'3" × 12'3" ·
2nd Floor	Bedroom · 12'5" × 8'8" ·
2nd Floor	Bedroom · 12'7" × 9'8" ·
Title to Land:	Fee Simple

Community Features:	Park, Playground, Pond, Schools Nearby, Shopping Nearby, Sidewalks
Interior Features:	High Ceilings, No Animal Home, No Smoking Home
Exterior Features:	Private Entrance
Patio And Porch Features:	Deck, Front Porch
Lot Features:	Back Yard, Cul-De-Sac, Front Yard, Irregular Lot, No Neighbours Behind
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone NW
Zoning:	R-C1
Listed Date:	Nov 09, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/3207-utah-place-nw-calgary-a2357381/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

Data was last updated November 23, 2026 at 10:05 AM (UTC)

powered by myRealPage.com

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS®System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™.

The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.

Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.