

# \$1,898,800 - 2332 Uxbridge Drive Nw, Calgary

MLS® #A2255822

**\$1,898,800**

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.

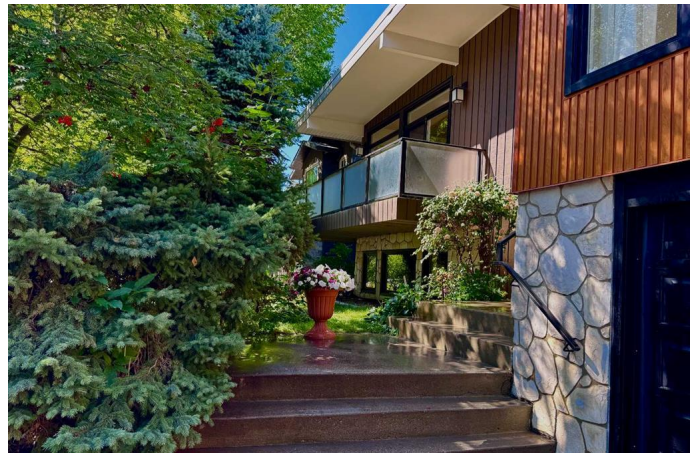
Enjoy access to Calgary's top amenities, just minutes from the University of Calgary, Westmount Charter School, Foothills Hospital, the new Cancer Centre, Alberta Children's Hospital, and the University District. Only a short drive to downtown fine dining, and recreation. Easy access to Crowchild Trail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

This home offers nearly 2,000 sq. ft. of open-concept main floor space, plus the 1300+ sq ft basement. 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          | \$1,898,800 |
| 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           | Fireplace(s), Forced Air                                                                         |
| 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 | 6                    |
| Zoning         | R-CG                 |

### Listing Details

|                |                 |
|----------------|-----------------|
| Listing Office | TrustPro Realty |
|----------------|-----------------|

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