

# \$1,529,900 - 3611 Umber Place Nw, Calgary

MLS® #A2225287

**\$1,529,900**

6 Bedroom, 4.00 Bathroom, 2,503 sqft

Residential on 0.37 Acres

University Heights, Calgary, Alberta

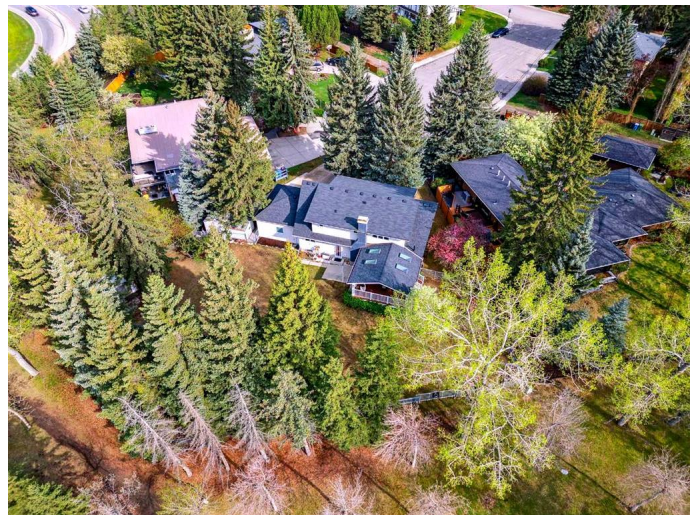
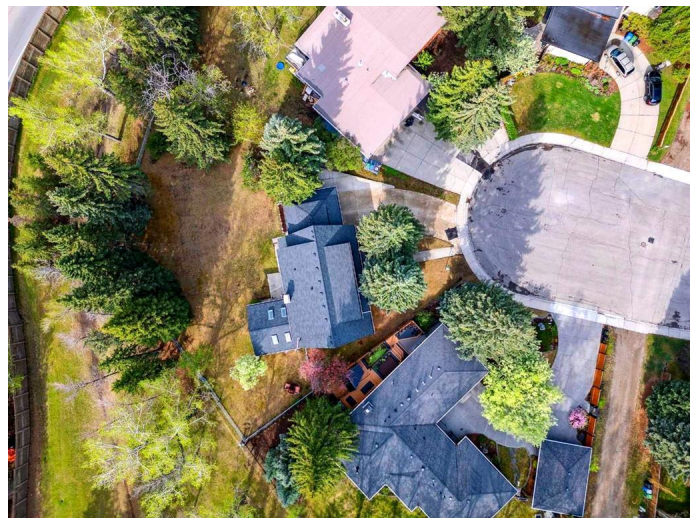
Open house Saturday June 15, 130-400pm.  
Welcome to this rare and remarkable opportunity in the highly sought-after community of University Heights. Situated on an expansive, massive large pie shaped lot, this home offers a truly park-like setting, a retreat just moments from all major amenities, great schools, 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, you'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 deck is equipped with a built-in heater and 2 BBQ gas lines is 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 this on lots this size rarely come available. Don't miss your chance to own a unique property in one of Calgary's most desirable inner-city neighborhoods.

Built in 1967

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2225287    |
| Price          | \$1,529,900 |
| 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, No Smoking Home, Storage, Walk-In Closet(s)                  |
| Appliances        | Built-In Oven, Built-In Range, Freezer, Gas Cooktop, Microwave, Range Hood, Refrigerator, Stove(s), Washer/Dryer, Window Coverings |
| 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 27th, 2025 |
| Days on Market | 19             |
| Zoning         | R-CG           |

## Listing Details

|                |                               |
|----------------|-------------------------------|
| Listing Office | Century 21 Bamber Realty LTD. |
|----------------|-------------------------------|

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