

# \$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.

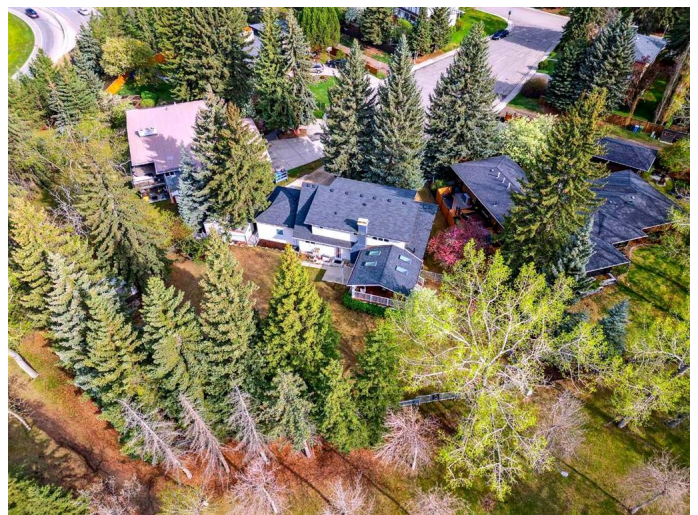
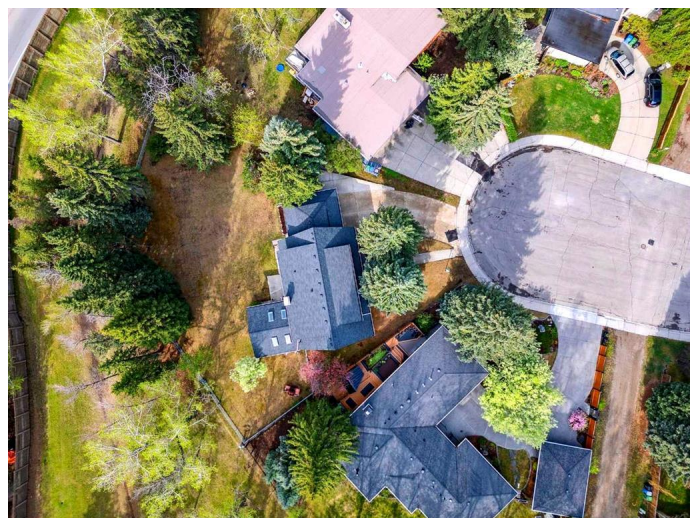
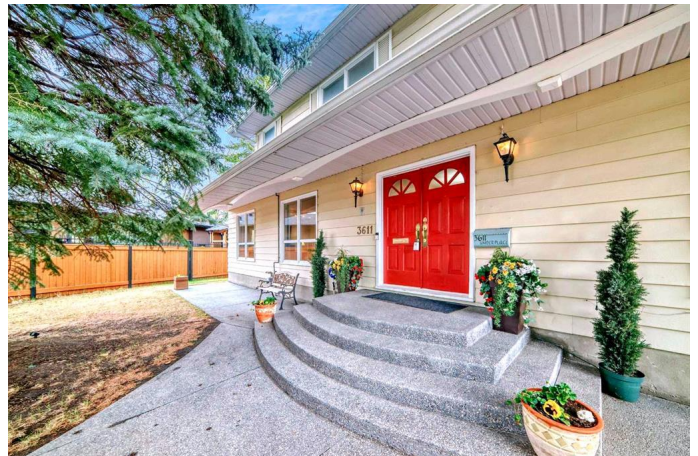
With over 2,500 sq ft above grade and an additional 935 sq ft on the lower level, this well-designed home offers 5 spacious bedrooms and 3.5 bathrooms, providing plenty of space for families of all sizes.

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€”equipped with a built-in heater and 2 BBQ gas lineâ€”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 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, |
|-------------------|-----------------------------------------------------------------------|

|                 |                                                                                                                                    |
|-----------------|------------------------------------------------------------------------------------------------------------------------------------|
|                 | 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      | Gas, Wood Burning, Basement, 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 | 8              |
| Zoning         | R-CG           |

## Listing Details

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

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