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**Calgary/University Heights**

**3343 UPTON PL NW**

**\$739,000**

Detached

**Style:** Bungalow  
**Bedrooms:** Above: 3 / Ttl: 4  
**Bathrooms:** Full: 3  
**Rooms Above:** 6  
**Floor Area:** 131 SqM / 1,407 SF  
**Year Built:** 1966  
**Taxes:** \$3,878 / 2014  
**Possession:** 15 Days 01/15/2015



Desirable University Heights bungalow comes on the market for the first time since 1968. Located in a quiet cul de sac, this home features a main floor of 1400 sq.ft. plus 1200 sq.ft. of developed space down. This was originally a four bedroom home on the main floor but now features a large back room that was used as a study/music room. It could easily be converted back to a 4 bedroom. There are gleaming hardwood floors, two fireplaces, one in the living room and one in the family room downstairs. There are three bathrooms, an ensuite and main bath up and a 3 piece bath down. Newer exterior paint, roof shingles, soffit, fascia and eavetroughs in 2011. Windows have been upgraded etc. Conveniently close to the Foothills and Children's Hospitals and UofC. 15 min. walk to LRT and steps to bus stop. This solid home is ripe for renovation. The yard and gardens have been well tended with a sprinkler system. Large double back garage. West facing back yard.

- Goods Included:** Dishwasher-Built-In, Dryer, Garage Opener-1 Control, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings-All
- Features:** No Animal Home, No Smoking Home
- Parking:** Enclosed: 2 Total: 2 Double Garage Detached

