

# \$1,099,000 - 3703 Unity Place Nw, Calgary

MLS® #A2219091

**\$1,099,000**

4 Bedroom, 2.00 Bathroom, 1,436 sqft

Residential on 0.23 Acres

University Heights, Calgary, Alberta

HERE IS AN UNIQUE OPPORTUNING FOR A FULLY DEVELOPED 1436 SQ. FT BILEVEL WITHIN A CUL-DE SAC ON A LARGE CORNER LOT . HUGE SOUTH DECK OVER A REBUILT DOUBLE ATTACHED GARAGE OVER LOOKS ONTO MATURE SOUTH YARD , THE OVERSIZED DOUBLE ATTACHED GARAGE (27x22) WAS DESIGNED AND BUILT WITH THE IDEA OF AN ADDITIONAL STUCTURE (SUN ROOM /ATRIUM ?) COULD BE BUILT ON TOP . THE GARAGE IS HEATED , HAS A WORKSHOP , AND ACCESS TO THE BACKYARD AND LOWER LEVEL . THERE IS ALSO ADDITIONAL PARKING ON THE DRIVEWAY FOR TWO . FRESHLY RENOVATED KITCHEN /EATING AREA JOINS WITH THE FAMILY ROOM AND OPENS TO THE DECK AREA . THE LIVINGROOM HAS A MASONARY FIREPLACE AND JOINS WITH THE DINING ROOM. THE SIZEABLE MASTER BEDROOM FEATURES A RENOVATED THREE PIECE ENSUITE WITH A WALKIN SHOWER . DOWNSTAIRS IS THREE ADDITIONAL BEDROOMS, A FOUR PIECE BATHROOM AND A GOOD SIZED REC-ROOM WITH A SECOND FIREPLACE. LONGTIME OWNERS HAVE HISTORICALLY TAKEN EXCELLENT CARE OF THE PROPERTY. THE COMMUNITY OF UNIVERSITY HEIGHTS IS AT THE CENTER OF THE UNIVERSITY OF CALGARY , THE FOOTHILLS HOSPITO/MED SCHOOL , THE



ALBERTA CHILDREN'S HOSPITAL , AND  
UNIVERSITY SCHOOL . SEE VIRTUAL  
TOUR FOR ADDITIONAL PHOTOS AND  
DRONE FOOTAGE

Built in 1967

### Essential Information

MLS® #	A2219091
Price	\$1,099,000
Bedrooms	4
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,436
Acres	0.23
Year Built	1967
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### Community Information

Address	3703 Unity Place Nw
Subdivision	University Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 4G4

### Amenities

Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, Parking Pad
# of Garages	2

### Interior

Interior Features	Natural Woodwork, No Animal Home, No Smoking Home
Appliances	Dishwasher, Dryer, Electric Range, Refrigerator, Washer, Window Coverings

Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Living Room, Masonry, Wood Burning
Has Basement	Yes
Basement	Finished, Full, Walk-Out, Walk-Up To Grade

## Exterior

Exterior Features	Private Yard
Lot Description	Corner Lot, Cul-De-Sac
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	May 8th, 2025
Days on Market	1
Zoning	R-CG

## Listing Details

Listing Office	CIR Realty
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