

\$975,000 - 2925 Signal Hill Heights Sw, Calgary

MLS® #A2227854

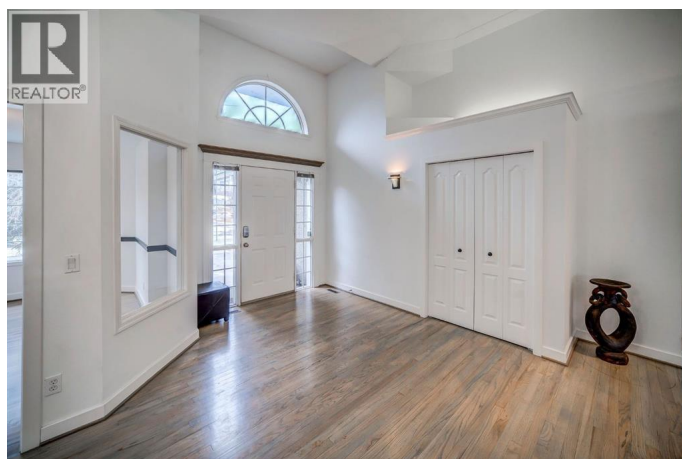
\$975,000

4 Bedroom, 3.00 Bathroom, 2,163 sqft

Single Family on 0.28 Acres

Signal Hill, Calgary, Alberta

This large upgraded bungalow features central air conditioning and a grade-level walkout, opening to a spacious yard on an expansive 12,270 sq ft lot. Vaulted ceilings and large windows over the entry flood the home with natural light, creating a bright and inviting atmosphere. Thoughtfully designed, the home blends openness with subtle partitioned areas, allowing the kitchen, living room, and formal dining room to flow seamlessly into the foyer. A central skylight further enhances the natural light from all directions. The layout also cleverly dampens acoustics, ensuring activities in one area don't disturb those in another. The deck off the kitchen offers easy access to the yard and ideal for summer entertaining. The main floor features a spacious primary bedroom with a 5-piece en-suite, including a soaker tub, dual vanities, and a large walk-in closet. Two additional bedrooms, a 4-piece bathroom, and a convenient laundry/mudroom off the garage complete the main floor. The walk-out basement feels more like a bright living space than a basement, with in-floor heating, two additional bedrooms, a 4-piece bathroom, a large rec room, a studio, a sunroom, and a hot tub room (unfinished). Enjoy two expansive decks, ample under-deck storage, and a lush yard with mature trees and shrubs. The location also provides easy access to community amenities, including tennis and basketball courts, as well as several leisure centres and parks. This unique home has undergone numerous upgrades,



including a remodelled kitchen, renovated bathroom, newer plumbing, a newer roof, and upgraded appliances. *Please note this home is a Judicial Listing, and the home will be sold "As is".* (id:6289)

Built in 1993

Essential Information

Listing #	A2227854
Price	\$975,000
Bedrooms	4
Bathrooms	3.00
Square Footage	2,163
Acres	0.28
Year Built	1993
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	2925 Signal Hill Heights Sw
Subdivision	Signal Hill
City	Calgary
Province	Alberta
Postal Code	T3H2X4

Amenities

Amenities	Park, Playground, Recreation Nearby, Schools, Shopping
Features	Cul-de-sac, See remarks, No neighbours behind
Parking Spaces	4
Parking	Attached Garage
# of Garages	2

Interior

Appliances	Refrigerator, Cooktop - Electric, Dishwasher, Microwave, Oven - Built-In, Washer & Dryer
Heating	Natural gas Forced air, In Floor Heating
Cooling	Central air conditioning

Fireplace	Yes
# of Fireplaces	1
# of Stories	1
Has Basement	Yes

Exterior

Exterior	Stucco
Exterior Features	Landscaped
Foundation	Poured Concrete

Listing Details

Listing Office RE/MAX Realty Professionals



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