

\$1,135,000 - 3223 Signal Hill Drive Sw, Calgary

MLS® #A2262001

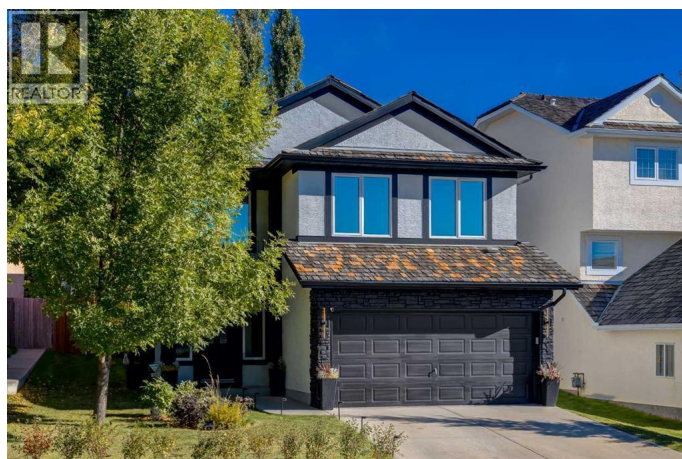
\$1,135,000

4 Bedroom, 3.00 Bathroom, 1,596 sqft

Single Family on 0.12 Acres

Signal Hill, Calgary, Alberta

We're extremely proud to present this stunning, fully renovated reverse bungalow in Signal Hill! With 4-bedrooms, 3-bathrooms, this home offers 2,938ft² of total luxurious living space on 2 levels (1596ft² on main floor). You simply must see this stunning open concept kitchen in person! Features include a 36" induction range, huge quartz island and eating bar, custom hood fan, pot filler, gorgeous backsplash, new cabinets and more! The primary bedroom, ensuite and walk-in closet create an oasis within your own house. The ensuite has a stand-alone soaker tub, walk-in shower, rustic vanity, and incredible tile work. Some additional features of note include a heated garage, central A/C, modern fireplace, engineered hardwood floors, triple pane windows, instant hot water heater, high efficient furnace with U/V air filter and the windows have been treated with privacy film. There's a big storage room in the basement as well that is under lock and key, it can be viewed and inspected by the home buyers. Signal Hill is and has always been a premiere neighbourhood in the city, and the numbers on the driveway pay homage to the four Alberta battalions from World War I that trained at the base of Signal Hill, originally known as Camp Sarcee but forever honoured with the commemorative geoglyphs visible from Stoney and Sarcee Trail. You'll love the mountain views from your west facing balcony, the convenience of nearby schools and quick access to downtown or west to the Rocky



Mountains. This is a true gem; we'd love to accommodate your showing needs. Come check it out, you won't be disappointed.
(id:6289)

Built in 2001

Essential Information

Listing #	A2262001
Price	\$1,135,000
Bedrooms	4
Bathrooms	3.00
Square Footage	1,596
Acres	0.12
Year Built	2001
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	3223 Signal Hill Drive Sw
Subdivision	Signal Hill
City	Calgary
Province	Alberta
Postal Code	T3H3T4

Amenities

Amenities	Park, Playground, Schools
Features	Wet bar, PVC window, Closet Organizers, No Animal Home, No Smoking Home
Parking Spaces	4
Parking	Attached Garage, Garage, Heated Garage
# of Garages	3

Interior

Appliances	Refrigerator, Range - Electric, Dishwasher, Microwave, Hood Fan, Hot Water Instant, Window Coverings, Garage door opener, Washer & Dryer
Heating	Forced air
Cooling	Central air conditioning

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

Exterior

Exterior Features	Landscaped
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office RE/MAX Landan Real Estate



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