

**61 Signature Close SW  
Calgary, Alberta**

**MLS # A2201766**



**\$869,000**

<b>Division:</b>	Signal Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,842 sq.ft.	<b>Age:</b>	1990 (35 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, Interior Lot, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Vaulted Ceiling(s)		

**Inclusions:** N/A

WONDERFUL and KEY RENOVATIONS highlight this 4 BEDROOM, 2.5 BATHROOM, Ideally located in Signal Hill. Over 1800 SQUARE FEET of living space with NEW flooring, NEW paint, NEW lighting (pot lights throughout the main floor,) NEW ceiling finishing, NEWER furnace and POLY-B REMEDIATION. An ideal location, only a short walk or drive to all of the amazing amenities that make Signal Hill a top ranked community including schools, public transportation and shopping. You will be immediately impressed with the charming elevation leading you to the private front door. As you enter you are greeted by wonderful natural light throughout the living room / dining room combination featuring that wonderful new flooring and a spanning VAULTED CEILING. Nicely situated is the spacious kitchen with breakfast nook featuring first class appliances and brand new quartz countertops. The kitchen and family room are a wonderful OPEN CONCEPT FLOOR PLAN allowing you to effortlessly watch your growing family or casually entertain, anchored by wonderful built-ins and a fireplace for cozy winter nights. A main floor bedroom or potential office, plus main floor laundry and half bathroom complete this functional and spacious main floor. The well located stairs to upstairs leads you to three generous bedrooms including a spacious primary bedroom with walk-in closet and 5 piece ensuite, two good sized secondary bedrooms and another full bath. Finally, the basement is ready for your inspiration with roughed-in plumbing. Lastly, the backyard features a BRAND NEW DECK and privacy. The Signal Hill package is complete with a clay tile roof. Book your private showing today.