

2820 Signal Hill Heights SW
Calgary, Alberta

MLS # A2201957



\$774,800

Division:	Signal Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,496 sq.ft.	Age:	1989 (36 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	City Lot, Front Yard, Lawn, Level, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Jetted Tub, No Animal Home, No Smoking Home, Pantry, Vinyl Windows		

Inclusions: central vacume, cabinet in ensuite

****OPEN HOUSE SATURDAY, MARCH 15 FROM 1:00-3:00PM AND SUNDAY, MARCH 16 FROM NOON - 2:00PM**** Welcome to 2820 Signal Hill Heights, located in the highly desirable southwest Calgary community of Signal Hill. This stunning home, situated on a walk-out lot, is ready for its next happy family. Step inside to discover a cozy great room featuring bright east-facing windows and elegant lighted tray ceilings, creating a warm and inviting atmosphere for both family and guests. The bright eat-in kitchen leads out to a raised deck with breathtaking downtown views. The main floor also includes a versatile dining/flex room and a spacious two-piece bathroom. Upstairs, you'll find three beautiful bedrooms, including the expansive primary suite with double closets, along with a stylish and functional main bathroom with ensuite access. The fully developed basement is a fantastic bonus, ideal for visiting family, busy teens, or a nanny space. It features a generously sized bedroom and a newly renovated full bathroom as well as a living area with direct access to the back yard through patio doors. With a lengthy list of recent upgrades including a new roof, new windows, all new PEX plumbing, new appliances and light fixtures, 2820 Signal Hill Heights is completely move-in ready. The neighborhood offers unparalleled amenities, including nearby schools, parks, baseball diamonds, tennis courts, and easy walking access to a variety of shops, restaurants, and services. This home is perfect for buyers of all sizes and lifestyles. Welcome home!