



GRASSROOTS
REALTY GROUP

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2823 Signal Hill Drive SW
Calgary, Alberta

MLS # A2230575



\$879,500

Division:	Signal Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,043 sq.ft.	Age:	1989 (36 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway, On Street		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Few Trees, Front Yard, Low Maintenance Landscape, Rectangular		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Closet Organizers, Double Vanity, French Door, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters		
Inclusions:	NA		

Immaculately renovated Modern living in Signal Hill. One of the most desirable areas of the city, Signal Hill, with this architecturally stunning residence. Designed for the discerning homeowner, this property seamlessly blends modern aesthetics with functional design. Key Features: Open-Concept Living: The expansive main floor boasts soaring ceilings and rich vinyl plank floors, creating a bright and inviting atmosphere. New Kitchen: Equipped with brand new top-of-the-line stainless steel appliances, quartz countertops, and a spacious island, this kitchen is a chef's dream. Luxurious Master Suite: Retreat to the master bedroom featuring a spa-inspired ensuite with a deep soaking tub, glass-enclosed rain shower, and dual vanities. Smart Home Integration: Bright lighting, climate, and security with ease using: The west-facing backyard offers a large deck perfect for entertaining many guests complemented by a meticulously landscaped garden. Situated in a family-friendly community, this home is just minutes away from top-rated schools, lush parks, trendy shopping centers, and efficient public transit right at the front. Experience the perfect blend of modern design and convenient living in Signal Hill. Schedule your private tour today and envision your new lifestyle.