



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

15 Signal Hill Lane SW
Calgary, Alberta

MLS # A2241635



\$550,000

Division:	Signal Hill		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,269 sq.ft.	Age:	1997 (28 yrs old)
Beds:	2	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached		
Lot Size:	-		
Lot Feat:	Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 561
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-CG d27
Foundation:	Poured Concrete	Utilities:	-
Features:	Storage		

Inclusions: None

Welcome to your dream home in the prestigious Signal Hill Villas! This stunning bungalow-style villa offers over 2,000 sq ft of beautifully designed living space, blending elegance and comfort. Featuring two spacious bedrooms, 9-foot ceilings, and abundant natural light, this home creates an inviting atmosphere. The well-appointed kitchen is perfect for culinary enthusiasts, while the cozy gas fireplace adds warmth to the open-concept living area. Step outside to a private rear deck, ideal for entertaining or relaxing in the serene, well-landscaped community. The finished basement provides additional space for your lifestyle needs, and the double car garage ensures convenience. Stay comfortable year-round with air conditioning. Perfectly located just minutes from shopping, Sunterra, and public transit, with a 15-minute walk to the LRT station, this villa offers easy access to downtown and major routes. Enjoy the benefits of a well-managed, meticulously maintained community. Don't miss this opportunity to own a bright, spacious, and modern villa with everything at your fingertips!