



GRASSROOTS
REALTY GROUP

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7 Signal Hill Terrace SW
Calgary, Alberta

MLS # A2247102



\$1,079,000

Division:	Signal Hill		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,941 sq.ft.	Age:	2000 (25 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Driveway, Garage Faces Front, Insulated		
Lot Size:	0.20 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Garden, Landscaped, Lawn, Pie Shaped Lot, Private		

Heating: In Floor, Fireplace(s), Forced Air, Natural Gas

Water: -

Floors: Carpet, Ceramic Tile, Hardwood

Sewer: -

Roof: Cedar Shake

Condo Fee: -

Basement: Finished, Full, Walk-Out To Grade

LLD: -

Exterior: Stucco, Wood Frame

Zoning: R-CG

Foundation: Poured Concrete

Utilities: -

Features: Built-in Features, Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, Open Floorplan, See Remarks, Storage, Walk-In Closet(s)

Inclusions: NO

Open house Sat Sept 6, 2025 1-2:30pm In the heart of Signal Hill a popular community is this grand 2000 sq ft 4 bedroom hillside bungalow. This home is highlighted by features such as central air conditioning, 9 ft high ceiling on both floors, open to above, magnificent curve stares and railing, dark high quality hardwood floor, recently renovation includes: high efficient furnace (2025), additional insulation in the Attic (2024), Toto toilet seat in master suite, WI-FI control lights outside of the front door, office and kids bedrooms, two hot water tanks (4-6 years), Gutter filters, wi-fi remote control heating, cooling system and sprinkler system, garden sensor lights, theater room, wrap-around deck with a view, etc. Beyond the upgraded kitchen, brand new fauset, stove mounted in the granite, built-in wall oven, stainless steel fridge & the large living/entertainment area, main floor laundry, the luxurious ensuite off the master including jacuz hot tub, stand shower and double vanity and sink. The walkout fully finished basement is huge and vast with spacious full bath room, good size bedroom and theater. The huge beautiful yard is a must see gorgeous garden to behold. On a quiet street but near all services like schools, public transportation, parks, and shopping centers. You must have a look in person to appreciate this nice home in excellent condition. You will enjoy this unique bungalow cool in summer and warm in winter. No PolyB for this house.