



**GRASSROOTS**  
REALTY GROUP

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**1104, 1888 Signature Park SW  
Calgary, Alberta**

**MLS # A2249683**



**\$374,900**

<b>Division:</b>	Signal Hill		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,180 sq.ft.	<b>Age:</b>	2003 (22 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	2
<b>Garage:</b>	Secured, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 853
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	M-C1 d84
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Breakfast Bar, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, No Smoking Home, Soaking Tub, Walk-In Closet(s)		
<b>Inclusions:</b>	Primary - White Closet Dresser, 2nd Bdrm - Built in Shelving & Closet Unit, Laundry Rm - Wire Shelving Rack,		

Perfectly positioned on the back side of the building, this home offers unobstructed eastward views and morning sun on your large private patio. The functional floor plan is nicely laid out with an open living area, bedrooms on opposite sides, a central kitchen, separate laundry room plus an office/den. The bright kitchen has white cabinetry, beautiful granite counter tops, stainless steel appliances and an eat up breakfast bar. Generous sized bedrooms both with large walk in closets are very comfortable. The primary suite has direct access to the private patio and a 5 piece ensuite with separate shower, soaker tub, dual sinks and a large granite vanity. The 4 pc main bath is centrally located, also boosting a granite vanity. The laundry room is nicely tucked to the front and the spacious office/flex space measuring almost 10' x 10' offers versatility. The living room with gas fireplace and large dining area are lined with windows brining in abundant natural light. 2 TITLED PARKING Spaces + your storage locker are secure in the underground parkade with car wash. "Milestone" is moments from the Sirocco LRT for easy downtown commutes. Signature Park Plaza and West Market are steps away offering a variety of shopping, coffee, eateries & professional service options. Signal Hill with Biking/Walking Paths, parks, a plethora of shopping and easy access to major causeways is a convenient and comfortable community to call home!