



GRASSROOTS
REALTY GROUP

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3223 Signal Hill Drive SW
Calgary, Alberta

MLS # A2262001



\$1,135,000

Division:	Signal Hill		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,596 sq.ft.	Age:	2001 (24 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Heated Garage		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Private, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Cedar Shake	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s), Wet Bar

Inclusions: Garage Heater

We're extremely proud to present this stunning, fully renovated reverse bungalow in Signal Hill! With 4-bedrooms, 3-bathrooms, this home offers 2,938ft² of total luxurious living space on 2 levels (1596ft² on main floor). You simply must see this stunning open concept kitchen in person! Features include a 36" induction range, huge quartz island and eating bar, custom hood fan, pot filler, gorgeous backsplash, new cabinets and more! The primary bedroom, ensuite and walk-in closet create an oasis within your own house. The ensuite has a stand-alone soaker tub, walk-in shower, rustic vanity, and incredible tile work. Some additional features of note include a heated garage, central A/C, modern fireplace, engineered hardwood floors, triple pane windows, instant hot water heater, high efficient furnace with U/V air filter and the windows have been treated with privacy film. There's a big storage room in the basement as well that is under lock and key, it can be viewed and inspected by the home buyers. Signal Hill is and has always been a premiere neighbourhood in the city, and the numbers on the driveway pay homage to the four Alberta battalions from World War I that trained at the base of Signal Hill, originally known as Camp Sarcee but forever honoured with the commemorative geoglyphs visible from Stoney and Sarcee Trail. You'll love the mountain views from your west facing balcony, the convenience of nearby schools and quick access to downtown or west to the Rocky Mountains. This is a true gem; we'd love to accommodate your showing needs. Come check it out, you won't be disappointed.