



GRASSROOTS
REALTY GROUP

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3263 Signal Hill Drive SW
Calgary, Alberta

MLS # A2276947



\$795,000

Division:	Signal Hill		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,438 sq.ft.	Age:	1999 (27 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Landscaped, Rectangular Lot, Street Lighting, Views		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Pine Shake	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Smoking Home, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: N/A

Welcome to this beautifully updated bi-level home located in the highly desirable community of Signal Hill. This well-designed residence offers 4 generous bedrooms and a bright, open layout highlighted by vaulted ceilings that fill the home with natural light. The main level is thoughtfully laid out with both a welcoming living room and a comfortable family room, providing flexible space for entertaining, relaxing, or spending time with family. The home has been tastefully refreshed with new light fixtures throughout, creating a modern and inviting atmosphere. Enjoy year-round comfort with a brand new furnace and air conditioning, offering both efficiency and peace of mind. The kitchen comes fully equipped with all new appliances, making it truly move-in ready and perfect for home cooks and entertainers alike. The bi-level design offers excellent separation of space while maintaining an open, connected feel. Each bedroom is well-sized, offering versatility for growing families, guests, or home office needs. Ideally situated in a prime Signal Hill location, this home is close to shopping, schools, parks, transit, and major routes, ensuring convenience in every direction. With thoughtful updates, a functional layout, and an unbeatable location, this property is a fantastic opportunity to own a stylish and comfortable home in one of the area's most sought-after communities.