



**12 Signal Hill Lane SW  
Calgary, Alberta**

**MLS # A2299943**



**\$600,000**

<b>Division:</b>	Signal Hill		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bungalow-Villa		
<b>Size:</b>	1,404 sq.ft.	<b>Age:</b>	1997 (29 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway, Garage Door Opener, Heated Garage, In		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Backs on to Park/Green Space, No Neighbours Behind		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 704
<b>Basement:</b>	Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	M-CG d27
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Closet Organizers, French Door, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Storage, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

OPEN HOUSE, Saturday, April 11, 1 - 3 PM. What a peaceful home to enjoy! This Signal Hill semi-detached villa offers so many benefits &ndash; an ideal villa layout with a double attached garage and unobstructed east-facing views in a sought-after, convenient yet private, west-side location. The central living space is open with 9-foot ceilings, yet cozy and inviting &ndash; warmed by a gas fireplace and blue sky views to the east through numerous large windows and the 11' x 7.5' SF balcony located off the living room. An expansive primary suite offers plenty of space to rest, a generous ensuite with a separate walk-in shower and soaking tub, plus a large walk-in closet. There&rsquo;s also a main floor guest bathroom and laundry. Both a formal dining space and a kitchen breakfast nook, plus a sunny kitchen with plenty of room to cook your favorite meals. A lovely main-floor den with French doors and large windows is likely to be a favorite spot to relax in the sun. Bright, sunny and well-laid out, the main floor totals a generous 1400 SF plus double attached garage. Downstairs, you&rsquo;ll find a huge family room with a second fireplace and walkout access to the private, covered patio, surrounded by greenery. There is also a sizable guest bedroom and full bathroom, a large storage room, a cold room, and a utility room &ndash; offering extensive storage and space for whatever suits your fancy. This home has been gently used by the original owner and well-maintained, including a 2018 furnace and 2026 hot water tank replacement. Come see for yourself why this is such a treasured place to live. Picture yourself in this idyllic home and explore the nearby amenities including the nearby Mattamy Greenway paths, shopping, schools, groceries, parks, and recreational amenities, all within easy walking distance. Don&rsquo;t miss out &ndash; call to

book a showing today!