



**2811 Signal Hill Drive SW
Calgary, Alberta**

MLS # A2124563



\$818,000

Division:	Signal Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,355 sq.ft.	Age:	1989 (35 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Fruit Trees/Shrub(s), Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home		

Inclusions: N/A

EXTENSIVE RENOVATION THROUGHOUT!! Location, Location, and Location! Nestled on the quiet side of the highly desirable Signal Hill community, this 2354.6 sq ft two-storey residence offers the epitome of convenience and comfort. Enjoy a leisurely stroll to Sunterra Market and the West LRT, with an easy commute to downtown and quick access to the mountains. This home boasts a GARDENER'S DREAM backyard and on a 618m lot, offering CITY VIEWS. Inside, experience a seamless blend of modern comforts and timeless elegance. Welcoming you with ample space throughout, the home features a spacious sunroom (or playroom) where you can enjoy the morning sun rising over the city. In the afternoons, unwind in the warm and inviting family room, expansive wonderful rear yard and deck, capturing the sunset vistas to the west. The main level offers a living room, dining room, and sunroom at the front, while the back opens to a family room, kitchen, and breakfast nook in modern color theme. The home also boasts a complete BASEMENT DEVELOPMENT with a large bedroom, full bathroom, two storage rooms and separate entrance. Recent improvements include a renovated master bathroom, whole basement, and garage door, as well as newer laminate flooring in a "wood" finish, deck, and roof. Plus, rest assured, there's NO poly B piping! Experience the charm of Signal Hill living, minutes away from shopping centers, Westside rec center, parks and more than 5 top-notch schools. Seize the opportunity to make this WONDERFUL residence your own!