



**43 Signal Hill Mews SW
Calgary, Alberta**

MLS # A2168707



\$799,999

Division:	Signal Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,465 sq.ft.	Age:	1989 (35 yrs old)
Beds:	4	Baths:	4
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Front Yard, Lawn, Landscaped, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Clay Tile	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Concrete, See Remarks, Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Built-in Features, Closet Organizers, French Door		

Inclusions: N/A

Amazing Signal Hill Location, this home has over 3,500 sq ft of developed living space located in private and quite cul-de-sac with a park just up the street. This home is very spacious and features a welcoming open foyer, beautiful hardwood floors, large living room, large family room, kitchen with breakfast nook and all stainless steel appliances, a large sunroom which opens onto a large deck and great size yard. Main floor Laundry room, mudroom 3 pcs bathroom. Upper floor is covered in the same beautiful hardwood and has a large primary, ensuite, walk-in closet and 3 additional bedrooms! Basement has a large family room, games room, hobby room, and cold room with ample storage! like the vast majority of the Signal Hill homes, this home has some poly b waterlines. All the problematic areas have been addressed and 60% of the Poly b has been replaced with Pex. This home offers a great opportunity for a buyer to come in and upgrade a few areas, such as ensuite shower, kitchen ceilings and a few other minor areas which are all visible and the home has been priced to allow for these upgrades! Don't miss out on this rare opportunity to own an amazing family home in Signal Hill close to so many Amenities, Schools, Recreation and Much More!!