



**GRASSROOTS**  
REALTY GROUP

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**2856 Signal Hill Heights SW**  
**Calgary, Alberta**

**MLS # A2199646**



**\$840,000**

<b>Division:</b>	Signal Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,836 sq.ft.	<b>Age:</b>	1989 (36 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, See Remarks		

<b>Heating:</b>	Forced Air
<b>Floors:</b>	Carpet, Hardwood, See Remarks
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Finished, Full, Walk-Out To Grade
<b>Exterior:</b>	Brick, Stucco, Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Double Vanity, High Ceilings, See Remarks, Soaking Tub

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R-CG
<b>Utilities:</b>	-

**Inclusions:** N/A

Welcome to this beautifully maintained walkout home in the highly sought-after community of Signal Hill. Sitting on a quiet, low-traffic street, this home offers 6 bedrooms, 3 full bathrooms, and a fully finished walkout basement with an illegal suite—perfect for families or anyone looking for extra space and versatility. From the moment you walk in, you’ll notice the pride of ownership and how well this home has been cared for over the years. The upper floor features 3 spacious bedrooms, including a master bedroom with a spacious 5 pc ensuite bathroom. The main floor offers bright and inviting living and dining areas that feel warm and welcoming. Big windows let in lots of natural light, and the layout flows seamlessly throughout the home. The fully finished walkout basement adds even more living space, with 3 additional bedrooms, a full bathroom, and a versatile rec room. Thanks to the expansive windows, the lower level feels open and bright. Step outside and enjoy the backyard with stunning city views—a perfect spot to unwind or entertain. Other highlights include a double attached garage, a well-kept exterior, and an unbeatable location in one of Calgary’s most desirable neighborhoods. With parks, top-rated schools, shopping, and transit all just minutes away, this home checks all the boxes. Opportunities like this don’t come up often—reach out today to book a showing!