



**GRASSROOTS**  
REALTY GROUP

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## 44 Sierra Nevada Rise Calgary, Alberta

**MLS # A2206493**



# \$829,999

<b>Division:</b>	Signal Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,521 sq.ft.	<b>Age:</b>	1996 (29 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Front Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Double Vanity, High Ceilings, Open Floorplan, Storage		

**Inclusions:** NA

Rare Signal Hill Bungalow | Premium Location | Welcome to one of the few remaining bungalows in the prestigious community of Signal Hill. Nestled on a quiet street in a prime location, this beautifully maintained 4-bedroom, 3-bathroom home offers nearly 2,900 sq ft of thoughtfully designed living space. Step inside to soaring ceilings and an open-concept layout that seamlessly connects the living, dining, and kitchen areas &mdash; perfect for both everyday living and entertaining. The main floor features spacious bedrooms, a bright and airy atmosphere, and timeless finishes throughout. Downstairs, the fully developed basement boasts a wide open concept with endless potential &mdash; whether you're looking to add a home gym, theatre, or additional living quarters, the space is ready for your vision. Enjoy the convenience of walking distance to boutique shops, high-end schools, parks, and easy access for commuters heading downtown or south of the city. This is a rare opportunity to own a bungalow in one of Calgary's most sought-after neighborhoods &mdash; whether you move in as-is or update to match your style, the possibilities here are endless. Don't miss your chance to live in Signal Hill &mdash; homes like this don't come around often.