

\$849,850 - 164 Signal Hill Circle Sw, Calgary

MLS® #A2108599

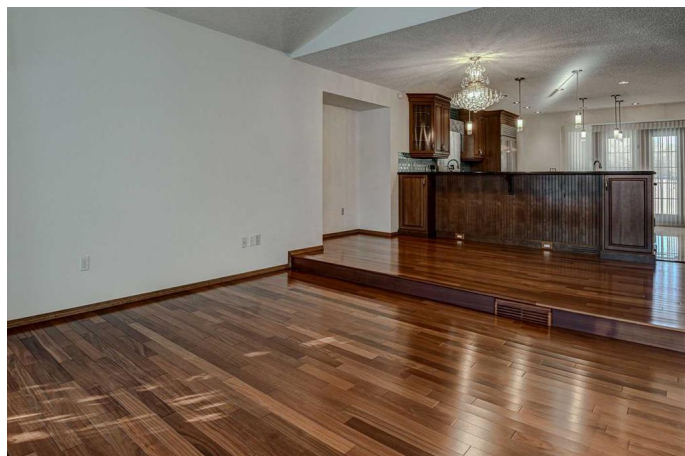
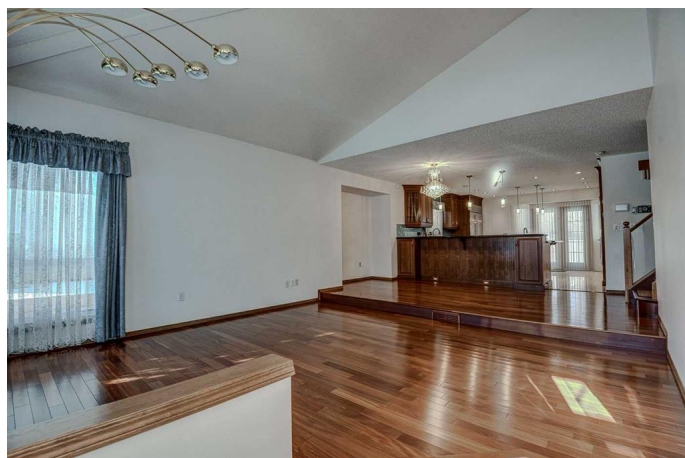
\$849,850

4 Bedroom, 3.00 Bathroom, 2,041 sqft

Residential on 0.13 Acres

Signal Hill, Calgary, Alberta

Welcome to this executive, open-concept 2-storey split home that has been elegantly updated and is situated in a prime location - close to playgrounds, baseball fields, shopping and downtown Calgary! Featuring a total of +2,530 sqft across all levels, 4 bedrooms, 2.5 bathrooms, luxury finishings, double attached garage, dual tier decks and a gorgeous backyard, this home is sure to impress! As you enter the home, you are invited into the expansive living room featuring soaring vaulted ceilings, newer hardwood floor, and a large bright window overlooking the front yard. A step up into the dining area nicely separates the spaces with the perfect spot for a formal table, great for family dinners or hosting friends. The kitchen has been crafted with prestige and quality featuring dark granite countertops, heated tile flooring, rich wooden cabinetry w/ crown moldings and silver hardware, feature pendant lighting + recessed pot lighting, breakfast bar area, 2 sinks, high-end Wolf appliances (induction and regular cooktops, wall oven, french door fridge & built-in microwave) and Subzero appliances (including a Subzero wine cooler). The kitchen provides easy access to two covered large rear decks with maintenance-free decking materials, nicely combining indoor/outdoor living space! The main level also features a cozy family room with a wood-burning fireplace (brick surround & mantel) with access to rear deck, a guest bedroom, a 2pc guest bathroom and laundry w/ side-by-side washer & dryer!



The upper level offers a generous master bedroom, 6pc ensuite with heated tile floor, a jetted multi-media tub (color light show & wireless headset included), a separate shower, dual sink vanity and powered remote skylight! Also on this level, there are two additional great-sized bedrooms that share a 4pc bathroom w/ tub/shower combo. Heading downstairs, the basement includes a large rec room/games area with an office space, a pantry and plenty of storage space. Other updates include a NEW high-efficiency HVAC system w/ access to HVAC settings on your phone, a whole home water filtration system, water softer system, built-in vacuum w/attachments, all custom window coverings and a whole home surge protection system! The exterior was also recently repainted with an acrylic-based coating featuring a lifetime rubber shingled roof, double heated garage w/ floor coating and updated eaves troughs with leaf filters. All lighting in the home has been updated to LED lighting. With a huge fenced backyard and prime location (short distance to transit (LRT) and all of the amenities that Westhills/Signal Hill Centre has to offer), this home has it all. Come view today!

Built in 1987

Essential Information

MLS® #	A2108599
Price	\$849,850
Sold Price	\$845,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,041
Acres	0.13
Year Built	1987

Type	Residential
Sub-Type	Detached
Style	2 Storey Split
Status	Sold

Community Information

Address	164 Signal Hill Circle Sw
Subdivision	Signal Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 2H2

Amenities

Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, Garage Faces Front

Interior

Interior Features	Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Crown Molding, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Natural Woodwork, Open Floorplan, Pantry, Recessed Lighting, See Remarks, Separate Entrance, Skylight(s), Soaking Tub, Stone Counters, Storage, Vaulted Ceiling(s)
Appliances	See Remarks
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Brick Facing, Decorative, Family Room, Mantle, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard, Storage
Lot Description	Back Yard, Lawn, Private, Rectangular Lot
Roof	Rubber, See Remarks, Shingle
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	February 18th, 2024
Date Sold	March 1st, 2024
Days on Market	12
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Real Estate (Central)
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