

\$775,000 - 2792 Signal Hill Drive Sw, Calgary

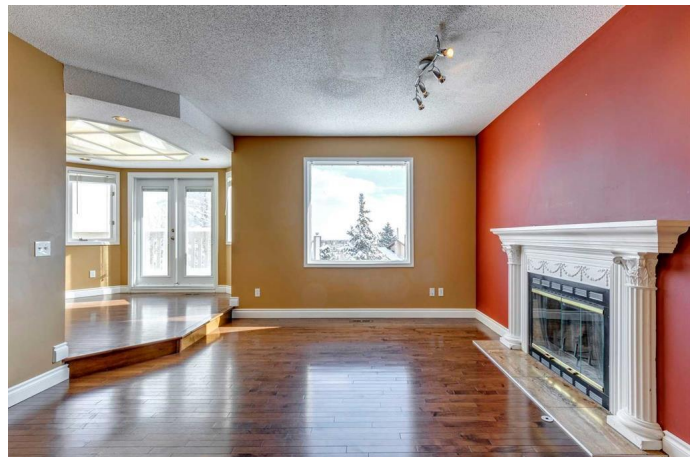
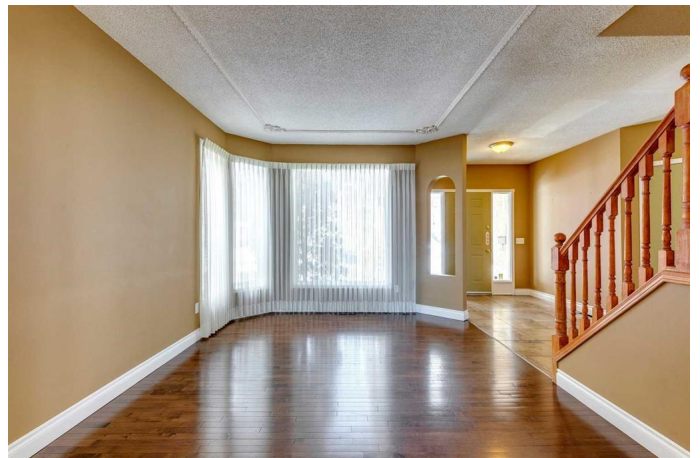
MLS® #A2111260

\$775,000

5 Bedroom, 4.00 Bathroom, 2,401 sqft
Residential on 0.12 Acres

Signal Hill, Calgary, Alberta

Calling all DIY enthusiasts, seize the chance to transform this remarkable property into your ideal home in the highly coveted Signal Hill community. Boasting five bedrooms and four bathrooms, this residence is tailor-made for both families and empty nesters eager to embark on a rewarding home improvement journey. With a touch of tender loving care, this home presents an incredible opportunity at an unbeatable price point for this esteemed neighbourhood. Step inside to discover a layout meticulously designed to harmonize with your personal touch. This home still has timeless features, such as the charming fireplace in the family room, reminiscent of its origins when first constructed. The views from this property are truly captivating, serving as a standout feature. Enjoy panoramic views of downtown Calgary that grace nearly every room in the house, offering a breathtaking backdrop to everyday life. The great layout of this property only adds to the ease of adding your personal touch to the space. The main level welcomes you with a spacious formal living room, perfect for hosting memorable family gatherings. Opposite is a formal dining room, creating an elegant setting for special occasions. At the rear of the house, the family room, kitchen & nook are strategically positioned to capitalize on the breathtaking views, with a sun-drenched deck inviting you to soak in the warmth. Upstairs, discover the primary bedroom, boasting an unparalleled vista of downtown Calgary, the room is



complete with an ensuite bathroom and walk-in closet. Accompanying the primary suite are three additional bedrooms and a well-appointed bathroom, along with the convenience of a laundry room. Descend to the walk-out basement, where you'll discover an expansive recreation room, a versatile office or den, and a fifth bedroom complete with its own ensuite bathroom. Outside, the spacious backyard spruce trees provide a serene oasis of privacy. It's the perfect setting for your family to bask in the sunshine and create cherished memories together. Signal Hill offers a balanced lifestyle with its picturesque surroundings, convenient amenities, outdoor recreational opportunities, strong sense of community, and proximity to downtown Calgary, making it a perfect place for you and your family to flourish.

Built in 1988

Essential Information

MLS® #	A2111260
Price	\$775,000
Sold Price	\$880,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,401
Acres	0.12
Year Built	1988
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	2792 Signal Hill Drive Sw
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Subdivision	Signal Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 2L8

Amenities

Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Ceiling Fan(s), Closet Organizers, Pantry, See Remarks, Walk-In Closet(s)
Appliances	Built-In Oven, Dishwasher, Garage Control(s), Range Hood, Refrigerator, Stove(s), Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Views
Roof	Wood
Construction	Brick, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	March 6th, 2024
Date Sold	March 27th, 2024
Days on Market	16
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX House of Real Estate
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