

\$799,900 - 96 Signal Hill Circle Sw, Calgary

MLS® #A2116684

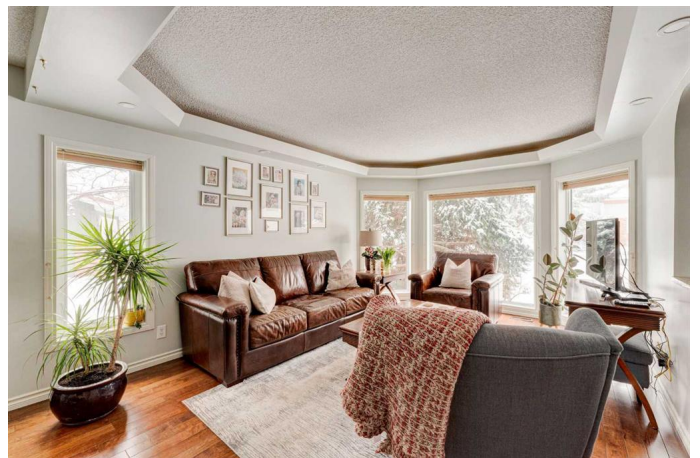
\$799,900

4 Bedroom, 3.00 Bathroom, 1,478 sqft

Residential on 0.13 Acres

Signal Hill, Calgary, Alberta

Welcome to this beautiful walkout bungalow in the sought after community of Signal Hill. This fantastic, upgraded home features a spacious layout with over 3000 sq ft of developed space including 4 bedrooms and 3 baths. As you enter you will be greeted with an entertaining area featuring upgraded hardwood floors and a sun soaked west living room as well as dining room. Continuing you will enjoy cooking and entertaining as the sun from the skylight brightens your spacious kitchen. The kitchen has been updated complete with newer appliances, a large island with seating which overlooks lower walkout level. On this level you will also find a large primary retreat complete with walk-in closet, a 5-piece ensuite with new soaker tub as well as an additional bedroom and 4-piece bath. Heading to the lower level you will enjoy the flexibility of space with a spacious family room, complete with fireplace, wet bar, vaulted ceiling with tons of natural light and walkout to the yard. Additionally, there are two well sized bedrooms and a renovated bath and tons of storage that complete this level. Enjoy all the Calgary summers in your private yard that is beautifully landscaped (whenever this snow decides to melt). This home has been lovingly cared for and that is evident throughout the entire property. Recent upgrades include new windows and doors, new furnace & hot water, new roof, AC and more. You can't beat this location on a quiet street with access to amenities, schools, and greenspace within



minutes. It is not often such exceptional bungalows come up on market!

Built in 1987

Essential Information

MLS® #	A2116684
Price	\$799,900
Sold Price	\$878,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,478
Acres	0.13
Year Built	1987
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	96 Signal Hill Circle Sw
Subdivision	Signal Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 2H2

Amenities

Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Built-in Features, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Gas Stove, Microwave, Oven-Built-In, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas

Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Private Yard
Lot Description	Landscaped, Rectangular Lot, Views
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 3rd, 2024
Date Sold	April 6th, 2024
Days on Market	3
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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