

# \$998,000 - 6019 Signal Ridge Heights Sw, Calgary

MLS® #A2119295

**\$998,000**

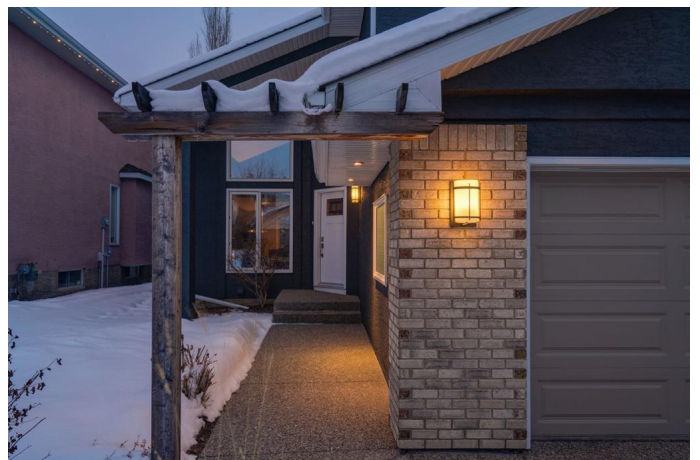
4 Bedroom, 4.00 Bathroom, 2,180 sqft

Residential on 0.12 Acres

Signal Hill, Calgary, Alberta

OPEN HOUSE “ Saturday, April 6 (1-3pm)

This is the one you will be PROUD TO CALL HOME! A quiet crescent in Signal Hill, a leisurely walk to Sunterra and the West LRT and a SPECTACULAR HOME! bathed in the warmth of the sun! Completely renovated from top to bottom, a STUNNING design and EXCEPTIONAL finishings throughout. It starts at the curb, freshly re-finished stucco, an aggregate drive and walkway to the door. The living room sits under a towering ceiling rising 16’™, offering a comforting sense of space. Hardwoods through the main and leading upstairs, flat ceiling treatments, B/I speakers and an advanced A/V package throughout(4 TV's included). The floor plan offers a proper living room up front and a WARM & COZY family room in back! a striking stone fireplace (wood burning), B/I cabinets leading to the kitchen of your dreams. A center island/breakfast bar finished in beautiful granite “ AMAZING! - s/s appliances including an induction cooktop and wall oven. This leads directly to the rear composite deck and private yard, buried in trees! you will be happy to spend your summers here. The main level also enjoys an inviting dining room your guests will love. Upstairs, the primary bedroom offers a quiet lounge overlooking the treetops, and a 5pc en suite, including steam shower. There are three additional beds up and a 4pc bath to share. The lower level has been finished to the same standard! An inviting space to host guests or cozy up with the



family. There are two separate spaces for  
“watching the game”, a fantastic wetbar,  
and a private den/home office with a 2 pc bath.  
This home has been loved and cared for, and  
it shows throughout, no detail has been  
overlooked. This is the one you will be  
PROUD TO CALL HOME!

Built in 1989

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2119295    |
| Price          | \$998,000   |
| Sold Price     | \$1,088,900 |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 2           |
| Half Baths     | 2           |
| Square Footage | 2,180       |
| Acres          | 0.12        |
| Year Built     | 1989        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Sold        |

**Community Information**

|             |                              |
|-------------|------------------------------|
| Address     | 6019 Signal Ridge Heights Sw |
| Subdivision | Signal Hill                  |
| City        | Calgary                      |
| County      | Calgary                      |
| Province    | Alberta                      |
| Postal Code | T3H 2N8                      |

**Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |

**Interior**

|                   |                                                                                                                                                                                                                             |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Central Vacuum, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Steam Room, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Data, Wired for Sound |
| Appliances        | Dishwasher, Dryer, Electric Cooktop, Freezer, Garage Control(s), Garburator, Microwave, Oven-Built-In, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings, Wine Refrigerator                                |
| Heating           | Forced Air                                                                                                                                                                                                                  |
| Cooling           | None                                                                                                                                                                                                                        |
| Fireplace         | Yes                                                                                                                                                                                                                         |
| # of Fireplaces   | 2                                                                                                                                                                                                                           |
| Fireplaces        | Gas, Wood Burning                                                                                                                                                                                                           |
| Has Basement      | Yes                                                                                                                                                                                                                         |
| Basement          | Finished, Full                                                                                                                                                                                                              |

## Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Private Yard    |
| Lot Description   | Rectangular Lot |
| Roof              | Asphalt Shingle |
| Construction      | Brick, Stucco   |
| Foundation        | Poured Concrete |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 2nd, 2024 |
| Date Sold      | April 5th, 2024 |
| Days on Market | 3               |
| Zoning         | R-C1            |
| HOA Fees       | 0.00            |

## Listing Details

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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