

\$818,000 - 2811 Signal Hill Drive Sw, Calgary

MLS® #A2124563

\$818,000

4 Bedroom, 4.00 Bathroom, 2,355 sqft

Residential on 0.15 Acres

Signal Hill, Calgary, Alberta

EXTENSIVE RENOVATION THROUGHOUT!!

Location, Location, and Location! Nestled on the quiet side of the highly desirable Signal Hill community, this 2354.6 sq ft two-storey residence offers the epitome of convenience and comfort. Enjoy a leisurely stroll to Sunterra Market and the West LRT, with an easy commute to downtown and quick access to the mountains. This home boasts a GARDENER'S DREAM backyard and on a 618m lot, offering CITY VIEWS. Inside, experience a seamless blend of modern comforts and timeless elegance. Welcoming you with ample space throughout, the home features a spacious sunroom (or playroom) where you can enjoy the morning sun rising over the city. In the afternoons, unwind in the warm and inviting family room, expansive wonderful rear yard and deck, capturing the sunset vistas to the west. The main level offers a living room, dining room, and sunroom at the front, while the back opens to a family room, kitchen, and breakfast nook in modern color theme. The home also boasts a complete BASEMENT DEVELOPMENT with a large bedroom, full bathroom, two storage rooms and separate entrance. Recent improvements include a renovated master bathroom, whole basement, and garage door, as well as newer laminate flooring in a "oewood" finish, deck, and roof. Plus, rest assured, there's NO poly B piping! Experience the charm of Signal Hill living, minutes away from shopping centers, Westside rec center, parks and more than 5



top-notch schools. Seize the opportunity to make this WONDERFUL residence your own!

Built in 1989

Essential Information

MLS® #	A2124563
Price	\$818,000
Sold Price	\$808,500
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,355
Acres	0.15
Year Built	1989
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	2811 Signal Hill Drive Sw
Subdivision	Signal Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 2L8

Amenities

Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Kitchen Island, No Animal Home, No Smoking Home
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Oven-Built-In, Range Hood, Refrigerator, Washer
Heating	Forced Air
Cooling	None

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Courtyard, Playground, Storage
Lot Description	Back Yard, Fruit Trees/Shrub(s), Landscaped
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 19th, 2024
Date Sold	July 15th, 2024
Days on Market	87
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	Homecare Realty Ltd.
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