

\$889,900 - 216 Signal Hill Place Sw, Calgary

MLS® #A2126811

\$889,900

3 Bedroom, 3.00 Bathroom, 1,400 sqft

Residential on 0.26 Acres

Signal Hill, Calgary, Alberta

This is an exceptional property situated on a quarter of an acre pie lot with many upscale features in the sought after community west of the city in Signal Hill. The gourmet kitchen has top of the line built-in appliances, Thermador refrigerator, stainless steel "Dacor" gas cooktop island, double ovens, granite countertops & with 45 soft closing cabinets & drawers there is definitely no lack of storage. The open to below floor plan & sky lights adds character & sunlight to beam into the kitchen perfect for entertaining flowing into the open concept dining area & living room. The pristine spacious primary bedroom & updated 5 piece ensuite looks out into the private back garden. A second bedroom & 4 piece bathroom also of the same quality completes the main floor. The fully developed lower level offers brightness from the open 2 story, featuring a grand gas fireplace, a family room with flexibility for an office, a third bedroom with a 3 piece bathroom offering a luxury large shower & a gym that could easily be converted into a fourth bedroom. The laundry room includes storage, recently maintained furnace (2024), 2 newer hot water tanks (2022) & an extra fridge. Other features include a low maintenance tile clay roof, central air conditioning, central vacuum system, sprinkler system, Hunter Douglas blinds & hardwood floors throughout the main floor. Location is close to Westside Rec Centre, LRT station, West Hills shopping centre and a short drive to downtown Calgary, also public & private



schools close by. There is no "poly b" piping.

Built in 1988

Essential Information

MLS® #	A2126811
Price	\$889,900
Sold Price	\$940,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,400
Acres	0.26
Year Built	1988
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

Community Information

Address	216 Signal Hill Place Sw
Subdivision	Signal Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H2M5

Amenities

Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Ceiling Fan(s), Central Vacuum, Double Vanity, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Skylight(s)
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Double Oven, Dryer, Garage Control(s), Garburator, Gas Cooktop, Microwave, Refrigerator, Washer, Window Coverings
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air

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

Exterior

Exterior Features	Private Yard, Storage
Lot Description	Back Yard, Cul-De-Sac, Landscaped, Pie Shaped Lot, Private, Treed
Roof	Clay Tile
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 28th, 2024
Date Sold	May 9th, 2024
Days on Market	10
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	Royal LePage Benchmark
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