

\$749,900 - 29 Signature Close Sw, Calgary

MLS® #A2133787

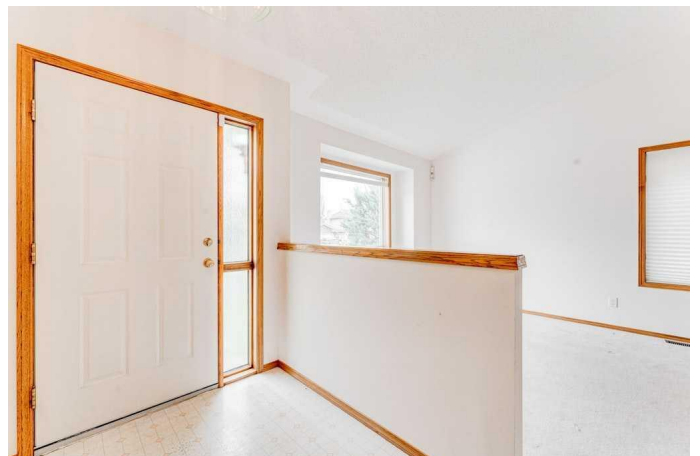
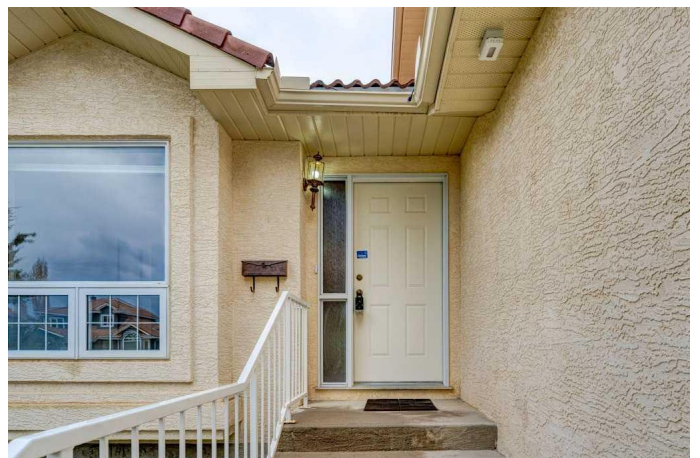
\$749,900

3 Bedroom, 3.00 Bathroom, 1,966 sqft

Residential on 0.13 Acres

Signal Hill, Calgary, Alberta

Step into this fantastic family home nestled in the sought-after enclave of Signature Park in Signal Hill. Immaculately kept and exuding pride of ownership, this residence welcomes you with soaring vaulted ceilings in the formal living and dining area. Toward the back, an airy open-plan kitchen/dining/family room awaits, overlooking the sun-drenched west-facing backyard and deck. The kitchen boasts pristine oak cabinetry, stainless steel and white appliances, and a corner pantry. A central island adds functionality, while a large window above the sink frames the backyard view. Adjacent to the kitchen, the casual dining area spills onto the expansive deck, perfect for hosting BBQs or enjoying an alfresco dinner beneath the stars. Completing this level are a convenient half bath and laundry room. Upstairs, retreat to the primary suite featuring ample windows, a walk-in closet, and an ensuite with a jetted soaker tub and separate shower. Two additional generously sized bedrooms and a full bath complete this floor. Unleash your imagination, and discover the untapped potential of this home. The unfinished basement awaits your creative vision. Customize this expansive space to suit your needs, whether it's a cozy entertainment area, a home gym, additional bedrooms or a tranquil space to escape the day to day. Conveniently located just moments from the Sirocco C-train station, West Market Square, and a short drive to Optimist Athletic Park, Westside Rec Centre, and esteemed



educational institutions like Rundle College, Ambrose University, and Ernest Manning High School.

Built in 1993

Essential Information

MLS® #	A2133787
Price	\$749,900
Sold Price	\$772,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,966
Acres	0.13
Year Built	1993
Type	Residential
Sub-Type	Detached
Style	2 Storey Split
Status	Sold

Community Information

Address	29 Signature Close Sw
Subdivision	Signal Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 2V7

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Front Drive, Garage Faces Front

Interior

Interior Features	Built-in Features, Ceiling Fan(s), French Door, High Ceilings, Jetted Tub, Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Recessed Lighting
Appliances	Dishwasher, Dryer, Electric Range, Garage Control(s), Range Hood,

	Refrigerator, Washer, Water Softener, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Mantle, Tile
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Low Maintenance Landscape, Interior Lot, Landscaped, Street Lighting, Private, Rectangular Lot
Roof	Clay Tile
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 23rd, 2024
Date Sold	May 27th, 2024
Days on Market	4
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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