

\$1,295,000 - 3042 Signal Hill Drive Sw, Calgary

MLS® #A2138237

\$1,295,000

3 Bedroom, 3.00 Bathroom, 2,088 sqft

Residential on 0.20 Acres

Signal Hill, Calgary, Alberta

One of the most spectacular views in all of Calgary from this 2088 square foot bungalow with walk out basement. This well built and well maintained home offers stunning views from most rooms on both levels. The open concept main floor living area is flooding with natural light from end to end. The primary bedroom offers a wonderful sitting area and plenty of room for king bed as well as a 5 piece ensuite featuring a massive shower and jetted tub where you can relax and enjoy views of the mountains. The extra large den can be formal dining room or what ever suits your need. Downstairs offers cozy heated floors and features an open concept family and games room with a rough in for a sink and can easily have more power added to same area for your future needs. The lower level bedroom features a sitting area with windows and a door to hallway so a conversion to another bedroom is an easy modification. The upper deck is one of the most spectacular areas of the home with glass railing and views every direction. Below is a nice private covered patio. The 8665 sq ft lot features a driveway that can fit 6 cars, gorgeous mature trees and shrubs. The nicely sized grassed area out back features additional tiers for gardening or sitting areas. In 2021 soffits, fascia and eaves were replaced and roof inspected with recommended maintenance completed. The home has newer hot water tank and high efficient furnace. Quick possession is an option.



Built in 1991

Essential Information

MLS® #	A2138237
Price	\$1,295,000
Sold Price	\$1,295,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	2,088
Acres	0.20
Year Built	1991
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	3042 Signal Hill Drive Sw
Subdivision	Signal Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H2X7

Amenities

Utilities	Cable Available, Electricity Connected, Natural Gas Connected, High Speed Internet Available
Parking Spaces	2
Parking	Double Garage Attached

Interior

Interior Features	Central Vacuum, Jetted Tub, Kitchen Island, Open Floorplan
Appliances	Central Air Conditioner, Dryer, Electric Range, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings
Heating	High Efficiency, In Floor, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2

Fireplaces	Gas, Wood Burning
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Balcony
Lot Description	Back Yard, Backs on to Park/Green Space, No Neighbours Behind, Landscaped, Views
Roof	Shake
Construction	Brick, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	June 5th, 2024
Date Sold	June 10th, 2024
Days on Market	5
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	Real Estate Professionals Inc.
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