

\$584,900 - 28 Signature Villas Sw, Calgary

MLS® #A2147125

\$584,900

4 Bedroom, 3.00 Bathroom, 1,261 sqft

Residential on 0.11 Acres

Signal Hill, Calgary, Alberta

Enjoy life in this bright and charming END-UNIT BUNGALOW villa, boasting over 2460 square feet of developed, air-conditioned living space. The well-designed layout features an open living room with vaulted ceilings, a corner gas fireplace, and a spacious adjoining dining area perfect for entertaining. As the end unit, the kitchen and breakfast nook area are uniquely bathed in sunshine, thanks to extra windows on the east side. From the breakfast nook, you can access the large deck and grassy area - perfect for easy BBQ's.

The master bedroom is spacious and offers two generous closet spaces and a private 3-piece ensuite with a beautifully updated shower. The second bedroom is located at the front of the home, next to another full bathroom and the laundry area. The basement, professionally developed and fully renovated within the last five years, includes a fantastic recreation room, two guest bedrooms, a 3-piece bathroom, and a storage area. The convenient ATTACHED double garage comes with a workbench.

This villa is excellently located within walking distance of West Market Square and close to Westside Rec Centre, Optimist Athletic Park, Signal Hill Park, and Westhills Towne Centre, with easy access to downtown via 17th Ave. It's an ideal unit for empty nesters or professional couples seeking a carefree lifestyle. Please note: This complex is



age-restricted - residents must be 18+.

Built in 1997

Essential Information

MLS® #	A2147125
Price	\$584,900
Sold Price	\$584,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,261
Acres	0.11
Year Built	1997
Type	Residential
Sub-Type	Row/Townhouse
Style	Bungalow, Side by Side
Status	Sold

Community Information

Address	28 Signature Villas Sw
Subdivision	Signal Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 3P6

Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached, Driveway, Front Drive, Garage Door Opener

Interior

Interior Features	No Animal Home, No Smoking Home, Open Floorplan, Vaulted Ceiling(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer, Water Softener, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Lawn, No Neighbours Behind, Irregular Lot, Landscaped
Roof	Clay Tile
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 20th, 2024
Date Sold	August 8th, 2024
Days on Market	19
Zoning	DC (pre 1P2007)
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Real Estate (Central)
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