

\$849,800 - 131 Signal Hill Court Sw, Calgary

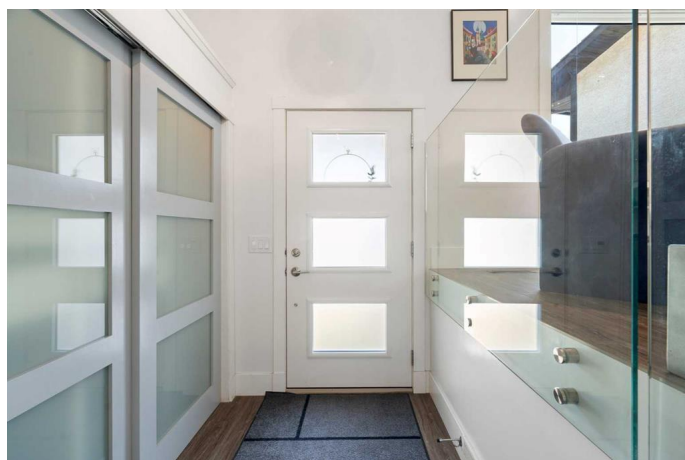
MLS® #A2147508

\$849,800

4 Bedroom, 3.00 Bathroom, 1,579 sqft
Residential on 0.14 Acres

Signal Hill, Calgary, Alberta

OPEN HOUSE SATURDAY JULY 13th 1-4pm and SUNDAY JULY 14th 1-3pm. Located on a quiet cul-de-sac in the lovely Signal Hill neighbourhood, this fully renovated one-storey home offers an expansive pie-shaped lot with southwest backyard exposure. Boasting 1579 sq. ft of above-grade living space and an additional 1484 sq. ft in the basement, the home features a total of four bedrooms and three full bathrooms. Step inside to find a beautifully updated floor plan with low-maintenance wide plank luxury vinyl hardwood flooring leading you to a bright and sunny living area. The spacious living and dining rooms are perfect for gatherings, while the fully renovated kitchen shines with custom cabinetry, quartz countertops, and ample built-ins for storage. Top-of-the-line appliances include a Bosch dishwasher and microwave, Whirlpool refrigerator, and KitchenAid stove. The spacious primary bedroom offers fabulous wall to wall closets along with a gorgeous 5-piece ensuite bathroom featuring a large double-head walk-in shower, soaking tub, and dual vanities. Two additional well-sized bedrooms and a 4-piece bathroom complete the main floor. The basement is designed for entertaining with a large main room, kitchenette, large egress windows, and high ceilings with removable access panels. Cozy up in the flex room with a high-efficiency wood-burning fireplace. You will appreciate the ample workshop for tuning skis or bikes and a separate laundry area. The fourth bedroom is



ideal for guests, a nanny, or a teenager, and the 4-piece bathroom boasts a steam shower with double heads and dual vanities. This home includes numerous modern updates (over \$130k spent!) such as new windows and interior/exterior doors, a newer furnace and hot water tank (2015), Manifold water system, electric panel, air conditioning (2015), new roof tiles, and an immaculate, oversized double car garage. The beautifully maintained backyard is perfect for relaxation and entertaining. Enjoy a BBQ on the back deck, then head down to the beautiful stone patio for post-dinner drinks. There's a fabulous fenced off area which currently houses a raised vegetable garden. Location is ideal, close to shopping, parks, LRT, and quick and easy access to both downtown and Highway 8, which allows for a quick escape to the Mountains. Enjoy top schools, including Battalion Park (public) along with Rundle College, Webber Academy, and Calgary Academy (private). This is the perfect opportunity for someone looking to invest in such a desirable family friendly community.

Built in 1986

Essential Information

MLS® #	A2147508
Price	\$849,800
Sold Price	\$900,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,579
Acres	0.14
Year Built	1986
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

Community Information

Address	131 Signal Hill Court Sw
Subdivision	Signal Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H2G8

Amenities

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

Interior

Interior Features	Built-in Features, Chandelier, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting
Appliances	Dishwasher, Dryer, Gas Stove, Microwave, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Basement, Brick Facing, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Fire Pit, Garden, Private Yard
Lot Description	Cul-De-Sac, Fruit Trees/Shrub(s), Landscaped, Pie Shaped Lot, Treed
Roof	Clay Tile
Construction	Brick, Stucco, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	July 11th, 2024
Date Sold	July 19th, 2024
Days on Market	8
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office Real Estate Professionals Inc.

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