

\$849,900 - 2760 Signal Hill Drive Sw, Calgary

MLS® #A2147809

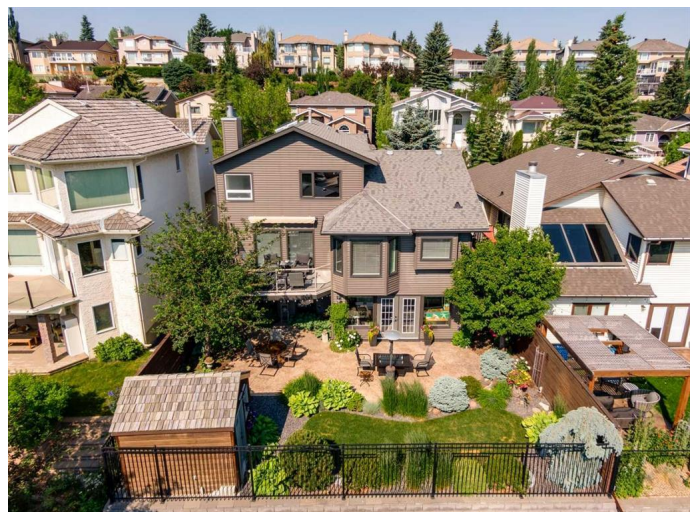
\$849,900

4 Bedroom, 3.00 Bathroom, 1,876 sqft

Residential on 0.12 Acres

Signal Hill, Calgary, Alberta

**** OPEN HOUSE CANCELLED: SOLD PENDING DEPOSIT **** Welcome to 2760 Signal Hill Drive SW! Nestled in the heart of Calgary's sought-after Signal Hill neighbourhood, this charming home boasts impeccable curb appeal and sits on a beautifully landscaped lot with breathtaking downtown Calgary views. This stunning property features 4 bedrooms, 2.5 bathrooms, and over 2900 square feet of living space, making it ideal for families starting or growing. The upper level includes 3 bedrooms and 2 bathrooms. The primary bedroom offers spectacular views, a spa-like ensuite with heated floors, and a spacious walk-in closet. On the main floor, you'll find multiple living spaces perfect for dining and socializing, highlighted by a spectacular kitchen equipped with high-end appliances, Richlite countertops, and custom cabinetry—a home chef's dream. The elevated balcony is perfect for entertaining guests or enjoying a morning coffee while watching the sunrise, or evening fireworks displays. The balcony also features a motorized awning for added shade on hot, sunny days. The expansive walkout basement offers a great recreation room/theatre room with additional space for a gym or kids' area. From the basement, you can access the serene garden with running water fountains through a separate entrance. Additional features of this meticulously cared-for home include central air conditioning, central vacuum, a gas-assisted wood fireplace on the



main floor, a gas fireplace in the basement, an underground sprinkler system, vaulted ceilings in the dining and living rooms, a double attached garage, and more. This is truly a must-see home, lovingly maintained by its owners. Don't miss your chance to experience it for yourself!

Built in 1987

Essential Information

MLS® #	A2147809
Price	\$849,900
Sold Price	\$870,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,876
Acres	0.12
Year Built	1987
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	2760 Signal Hill Drive Sw
Subdivision	Signal Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H2L9

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Driveway, Front Drive, Garage Faces Front, Insulated, On Street

Interior

Interior Features	Built-in Features, Ceiling Fan(s), Central Vacuum, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance, Skylight(s), Soaking Tub, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Garburator, Gas Stove, Humidifier, Microwave, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings
Heating	Fireplace(s), Forced Air, Natural Gas, Wood
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Blower Fan, Gas, Gas Starter, Living Room, Wood Burning
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full, Walk-Out

Exterior

Exterior Features	Awning(s), Balcony, Garden, Misting System, Private Yard, Storage
Lot Description	Back Yard, City Lot, Lawn, Garden, Landscaped, Level, Underground Sprinklers, Yard Drainage, Rectangular Lot, See Remarks, Views
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	July 11th, 2024
Date Sold	July 15th, 2024
Days on Market	4
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	Real Estate Professionals Inc.
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