

# \$1,260,000 - 2728 Signal Ridge View Sw, Calgary

MLS® #A2160009

**\$1,260,000**

4 Bedroom, 4.00 Bathroom, 2,967 sqft  
Residential on 0.17 Acres

Signal Hill, Calgary, Alberta

Wow! Breathtaking 24-hour panoramic downtown skyline views with spectacular sunrise vistas from all 3 levels! Ideally located on a quiet tree lined street in prestigious and sought after estate area of Signal Ridge. Custom former show home has a terrific combination of 4500 sq. ft. of developed indoor living space and peaceful, private, big sky outdoor living spaces. The recently redesigned and updated main level offers large bright rooms with luxurious hardwood throughout, a bright great room design for comfortable daily living plus nice size living, dining rooms perfect for formal entertaining. The updated quartz chef's kitchen and connected family room open onto a large glass railing deck overlooking the city. Gather friends and family around an expansive kitchen island and enjoy dream views from a box window above the sink. You will love how natural light spills in all the living areas through floor to ceiling windows. Impressive, vaulted ceilings in adjoining family room with abundant built-ins and amazing views day and night! Relax year-round in the cozy attached sunroom with heated floors. The main floor includes the discreetly located den/office or bedroom, laundry and powder room. Upper level has a spacious open loft with city views and 3 generously large bedrooms and a 5 piece main bathroom. Stunning headboard views of downtown city lights from the 19' x 16' primary bedroom with extra large en suite. Open bright walkout level with games area,



sitting area with wood burning fireplace, wet bar, 3-piece bath, and hot tub area. Walk out on to covered patio beside a spacious, flat, well manicured lawn and enjoy the birdsong and big sky views. A wonderful community walkable to the LRT, multiple high-quality schools, Westside Rec Centre, Sunterra Market, shops, restaurants, Westhill shopping and easy commuting access with Sarcee, Stoney and Bow trails nearby. Click on the 3D icon for interactive floorplan. Schedule your private showing today, this incredible opportunity awaits!

Built in 1987

**Essential Information**

MLS® #	A2160009
Price	\$1,260,000
Sold Price	\$1,200,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,967
Acres	0.17
Year Built	1987
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

**Community Information**

Address	2728 Signal Ridge View Sw
Subdivision	Signal Hill
City	Calgary
County	Calgary

Province	Alberta
Postal Code	T3H2J5

### Amenities

Parking Spaces	4
Parking	Double Garage Attached

### Interior

Interior Features	Bar, Built-in Features, High Ceilings, Jetted Tub, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s)
Appliances	Bar Fridge, Dishwasher, Freezer, Garage Control(s), Garburator, Gas Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Electric, Family Room, Gas, Kitchen, Recreation Room, Wood Burning
Has Basement	Yes
Basement	Finished, Full, Walk-Out

### Exterior

Exterior Features	Balcony, BBQ gas line, Courtyard
Lot Description	Views
Roof	Concrete
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	August 24th, 2024
Date Sold	September 30th, 2024
Days on Market	37
Zoning	R-C1
HOA Fees	0.00

### Listing Details

Listing Office	RE/MAX House of Real Estate
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