



THE
A-TEAM

**RE/MAX
FIRST**

2856 SIGNAL HILL Heights, Calgary T3H 2M6

MLS®#: **A2093622**

Area: **Signal Hill**

Listing Date: **11/17/23**

List Price: **\$899,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1989**
Lot Information
Lot Sz Ar: **4,789 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,911**
Low Sqft:
Ttl Sqft: **1,911**

DOM

185
Layout
Beds: **6 (3 3)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:

Lot Feat: **Street Lighting,Rectangular Lot**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Cedar Shake**
Heating: **High Efficiency,Forced Air**
Sewer:
Ext Feat: **None**

Construction: **Brick,Stucco,Wood Frame**
Flooring: **Carpet,Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Garburator,Range Hood,Refrigerator,Window Coverings**
Int Feat: **No Animal Home,No Smoking Home**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Bedroom - Primary	Second	16`3" x 12`0"	Bedroom	Second	11`6" x 10`2"
Bedroom	Second	14`8" x 10`8"	Dining Room	Main	13`3" x 9`8"
Kitchen	Main	13`7" x 10`2"	Living Room	Main	14`1" x 11`2"
Breakfast Nook	Main	9`5" x 7`4"	Family Room	Main	13`7" x 12`9"
2pc Bathroom	Main	7`2" x 4`5"	5pc Ensuite bath	Second	12`11" x 8`7"

4pc Bathroom Bedroom 4pc Bathroom	Second Lower Lower	7`10" x 4`11" 12`10" x 9`1" 8`4" x 5`8"	Bedroom Bedroom	Lower Lower	11`7" x 9`1" 11`8" x 10`4"
Legal/Tax/Financial					
Title: Fee Simple		Zoning: R-1			
Legal Desc:		8811659			
Remarks					
Pub Rmks:		Welcome to one of Calgary's most coveted Neighborhood of Signal Hill!!!!... The well preserved and looks new main floors hardwood is a gem. Wow! super family home on ridge lot overlooking the city with fully finished walk-out basement on large flat lot. Living room with vaulted ceilings open to upper hall and open stairs. Family room with brick fireplace, large oak kitchen with lots of counter space, formal dining room. 3 bedrooms upstairs, master with 5-pce ensuite with jetted tub and separate shower. Master and back of home with nice city view. Bright and sunny nook with patio doors to deck. Quiet dead end street. Close to parks and easy walking distance to Signal Hill Center Shopping area. Please show this first! to see is to believe! Price is not written in a stone!			
Inclusions:		none			
Property Listed By:		CIR REALTY			

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











