



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**2775 SIGNAL HILL Drive, Calgary T3H 2L7**

MLS®#: **A2124340**

Area: **Signal Hill**

Listing Date: **04/19/24**

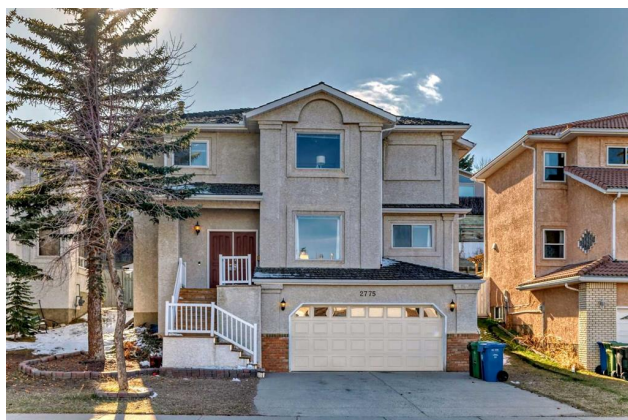
List Price: **\$779,900**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1990**

Lot Information

Lot Sz Ar: **7,685 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **2,126**  
Low Sqft:  
Ttl Sqft: **2,126**

DOM

**30**

Layout

Beds: **4 (4 )**  
Baths: **3.5 (3 1)**  
Style: **2 Storey**

Parking

Ttl Park: **4**  
Garage Sz: **5074**

Access:

Lot Feat:

Park Feat:

**Back Yard,Lawn,Rectangular Lot  
Double Garage Attached,Garage Door Opener,Oversized**

Utilities and Features

Roof: **Pine Shake**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **Playground,Private Yard**

Construction:

**Brick,Stucco,Wood Frame**

Flooring:

**Carpet,Ceramic Tile,Hardwood**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Dishwasher,Dryer,Electric Stove,Garage Control(s),Garburator,Range Hood,Refrigerator,Washer,Window Coverings**

Int Feat:

**Central Vacuum,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>
<b>Foyer</b>	<b>Main</b>	<b>9`11" x 7`11"</b>	<b>Bedroom - Primary</b>	<b>Upper</b>	<b>13`9" x 11`10"</b>
<b>Living Room</b>	<b>Main</b>	<b>14`2" x 12`3"</b>	<b>3pc Ensuite bath</b>	<b>Upper</b>	<b>10`6" x 9`8"</b>
<b>Dining Room</b>	<b>Main</b>	<b>11`7" x 11`4"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>13`0" x 11`3"</b>
<b>Family Room</b>	<b>Main</b>	<b>14`7" x 12`10"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>11`0" x 10`2"</b>
<b>Kitchen</b>	<b>Main</b>	<b>11`11" x 11`9"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>11`7" x 11`1"</b>
<b>Nook</b>	<b>Main</b>	<b>10`11" x 9`11"</b>	<b>5pc Bathroom</b>	<b>Upper</b>	<b>11`3" x 4`11"</b>
<b>Laundry</b>	<b>Main</b>	<b>5`11" x 3`7"</b>	<b>Pantry</b>	<b>Main</b>	<b>5`0" x 1`6"</b>

2pc Bathroom	Main	4`11" x 4`9"	Hobby Room	Lower	12`4" x 8`9"
Den	Lower	11`8" x 11`4"	3pc Bathroom	Lower	6`8" x 6`3"
Mud Room	Lower	6`2" x 6`0"	Furnace/Utility Room	Lower	10`2" x 6`7"
Legal/Tax/Financial					

Title:	Zoning:	
Fee Simple	R-C1	
Legal Desc:	8711364	Remarks

Pub Rmks:	<p>Welcome to this wonderful 2Storey home nestled in the highly desirable and family-oriented community of Signal Hill. The front door opens on a wide foyer leading to a spacious living room with its huge, bright windows and open to the formal dining room. The open kitchen features lots of cabinets and pantry, and a good-sized dining area features a sliding door to the large rear two-tiered deck and of course a great place to entertain and bar-b-q. This level also has a 2pc powder room and a laundry area. The staircase to the upper-level leads to the owner's spacious suite with its own 3-piece ensuite. This level also has 3 more very good-sized bedrooms and a full 5pc main bathroom. The fully developed lower level offers a large recreational room that can be converted to a fifth bedroom, hobby room and 3pc powder room. The oversized double attached garage is drywalled and provides great convenience. You will be mesmerized with the size of the fully fenced and landscaped west backyard that enhances the privacy and complete the enjoyment of this home. You will be close to schools, as well as transportation, shopping, trendy restaurants, parks, playgrounds, and many other amenities. This home is one you will not want to miss.</p>
Inclusions:	N/A
Property Listed By:	MaxWell Canyon Creek

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





















