



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**2811 SIGNAL HILL Drive, Calgary T3H 2L8**

MLS® #: **A2124563**

Area: **Signal Hill**

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

List Price: **\$880,000**

Status: **Active**

County: **Calgary**

Change: **-\$70k, 20-Apr**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1989**  
Lot Information  
Lot Sz Ar: **6,652 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **2,354**  
Low Sqft:  
Ttl Sqft: **2,354**

DOM

**29**  
Layout  
Beds: **4 (3 1 )**  
Baths: **3.5 (3 1)**  
Style: **2 Storey**

Parking

Ttl Park: **4**  
Garage Sz: **440**

Access:

Lot Feat: **Back Yard,Fruit Trees/Shrub(s),Landscaped**  
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Courtyard,Playground,Storage**

Construction: **Brick,Stucco,Wood Frame**  
Flooring: **Ceramic Tile,Laminate,Vinyl Plank**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Gas Cooktop,Microwave,Oven-Built-In,Range Hood,Refrigerator,Washer**  
Int Feat: **Kitchen Island,No Animal Home,No Smoking Home**  
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	12`5" x 11`11"
Family Room	Main	16`5" x 11`2"
Breakfast Nook	Main	12`4" x 9`5"
Bedroom	Upper	12`5" x 10`9"
Great Room	Lower	18`0" x 13`0"
2pc Bathroom	Main	0`0" x 0`0"
5pc Ensuite bath	Upper	0`0" x 0`0"

Room	Level	Dimensions
Sunroom/Solarium	Main	18`11" x 9`5"
Kitchen	Main	11`10" x 8`10"
Bedroom - Primary	Upper	16`0" x 14`4"
Bedroom	Upper	12`5" x 10`0"
Bedroom	Lower	12`7" x 9`7"
4pc Bathroom	Upper	0`0" x 0`0"
4pc Bathroom	Lower	0`0" x 0`0"

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-C1**

**8711364**

Remarks

Pub Rmks: **EXTENSIVE RENOVATION THROUGHOUT!! Location, Location, and Location! Nestled on the quiet side of the highly desirable Signal Hill community, this 2354.6 sq ft two-storey residence offers the epitome of convenience and comfort. Enjoy a leisurely stroll to Sunterra Market and the West LRT, with an easy commute to downtown and quick access to the mountains. This home boasts a GARDENER'S DREAM backyard and on a 618m lot, offering CITY VIEWS. Inside, experience a seamless blend of modern comforts and timeless elegance. Welcoming you with ample space throughout, the home features a spacious sunroom (or playroom) where you can enjoy the morning sun rising over the city. In the afternoons, unwind in the warm and inviting family room, expansive wonderful rear yard and deck, capturing the sunset vistas to the west. The main level offers a living room, dining room, and sunroom at the front, while the back opens to a family room, kitchen, and breakfast nook in modern color theme. The home also boasts a complete BASEMENT DEVELOPMENT with a large bedroom, full bathroom, two storage rooms and separate entrance. Recent improvements include a renovated master bathroom, whole basement, and garage door, as well as newer laminate flooring in a "wood" finish, deck, and roof. Plus, rest assured, there's NO poly B piping! Experience the charm of Signal Hill living, minutes away from shopping centers, Westside rec center, parks and more than 5 top-notch schools. Seize the opportunity to make this WONDERFUL residence your own!**

Inclusions: **N/A**  
Property Listed By: **Homecare Realty Ltd.**

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

















