



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**2925 SIGNAL HILL Heights, Calgary T3H 2X4**

MLS® #: **A2132708**      Area: **Signal Hill**      Listing Date: **05/21/24**      List Price: **\$1,139,000**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**      Finished Floor Area  
 Year Built: **1993**      Abv Sqft: **2,300**  
 Lot Information      Low Sqft:  
 Lot Sz Ar: **12,196 sqft**      Ttl Sqft: **2,300**  
 Lot Shape:

DOM

**35**  
Layout  
 Beds: **5 (2 3 )**  
 Baths: **3.0 (3 0)**  
 Style: **Bungalow**

Parking

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

Access:

Lot Feat: **Back Yard,Cul-De-Sac,Pie Shaped Lot**  
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt,Shingle**  
 Heating: **In Floor,Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **Balcony**

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

Kitchen Appl: **Built-In Oven,Central Air Conditioner,Dishwasher,Electric Cooktop,Microwave,Refrigerator,Washer/Dryer,Water Softener**  
 Int Feat: **Beamed Ceilings,Built-in Features,Quartz Counters,Vaulted Ceiling(s),Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	6`6" x 8`1"	5pc Ensuite bath	Main	10`5" x 11`10"
Bedroom	Main	15`1" x 19`11"	Bedroom	Main	13`0" x 12`8"
Walk-In Closet	Main	1`7" x 2`1"	Dining Room	Main	19`11" x 10`4"
Kitchen	Main	22`5" x 13`3"	Laundry	Main	14`10" x 7`8"
Living Room	Main	24`9" x 22`6"	Office	Main	10`5" x 12`10"

Other  
Other  
Bedroom  
Game Room  
Storage  
Sunroom/Solarium

Main  
Main  
Basement  
Basement  
Basement  
Basement

11`11" x 15`0"  
8`8" x 8`1"  
20`9" x 14`4"  
38`8" x 38`2"  
8`6" x 12`10"  
11`10" x 11`11"

Other  
4pc Bathroom  
Bedroom  
Storage  
Sunroom/Solarium  
Bedroom

Main  
Basement  
Basement  
Basement  
Basement

7`11" x 3`8"  
10`7" x 7`9"  
12`9" x 11`2"  
28`8" x 15`6"  
19`8" x 33`4"  
14`5" x 11`1"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**9011331**

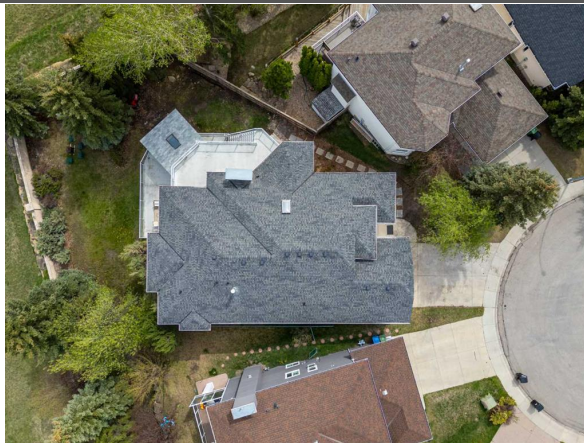
Zoning:  
**R-C1**

Remarks

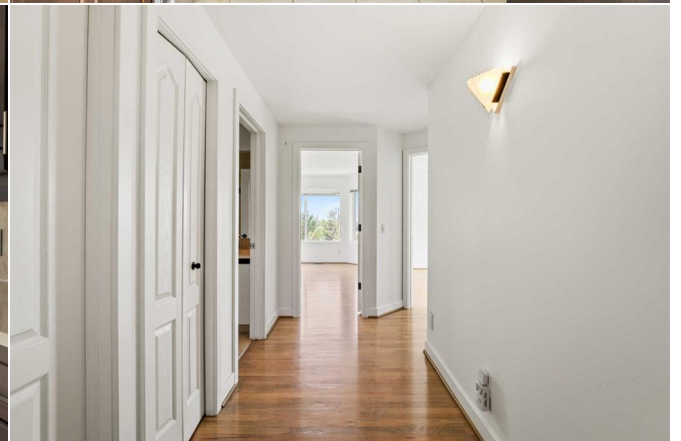
Pub Rmks: **OPEN HOUSE THIS UPCOMING SAT - SUN 11 - 3 ( JUNE 1 & 2 )\*\*\* OVER 4200 SQFT OF LIVING SPACE!! | RARE DESIRABLE BUNGALOW | EASY ACCESS TO BEAUTIFUL MOUNTAINS\*\*\* Cul-de-sac | Step into this exceptional three-level bungalow, where architectural brilliance meets unparalleled comfort. Designed for both privacy and openness, this home boasts A/C, a grade-level walkout, and a spacious yard on a massive 12,270 sq ft lot. Vaulted ceilings and expansive windows bathe the interiors in sunlight, creating a warm and inviting atmosphere. The main floor presents a lavish primary bedroom with a deluxe 5-piece en-suite, alongside two additional bedrooms and a convenient laundry/mud room. Descend to the walk-out basement, where natural light pours in, offering in-floor heating, two extra bedrooms, a generous rec room, a soundproof studio, a sunroom, and even a hot tub room. Outside, indulge in panoramic city views from two expansive decks, while enjoying easy access to community amenities. With thoughtful upgrades throughout, including a modern kitchen, upgraded bathrooms, and more, this home embodies the pinnacle of luxury living. Welcome to your perfected retreat, where every detail has been meticulously crafted to elevate your lifestyle.**

Inclusions: **two chandeliers, underground sprinkler system**  
Property Listed By: **Real Broker**

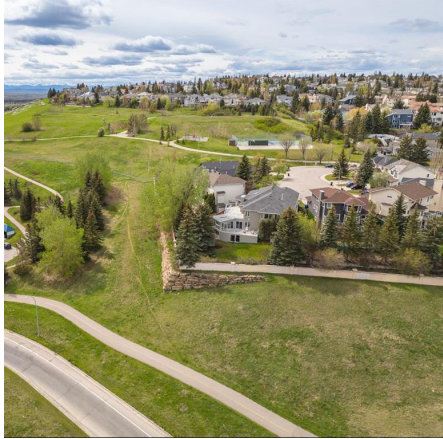
**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**



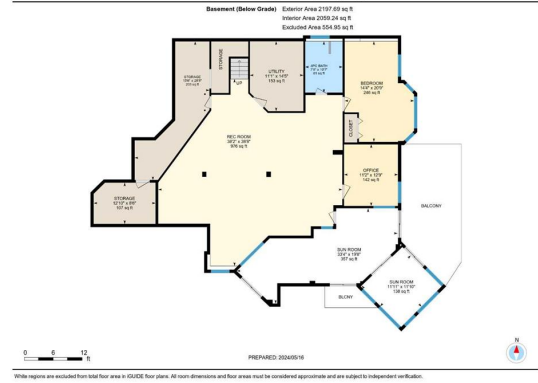








**2925 Signal Hill Heights SW, Calgary, AB**



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Main Floor Exterior Area 2 003.01 sq ft  
Interior Area 2 155.48 sq ft  
Excluded Area 440.19 sq ft



0 5 10 ft

PREPARED: 20240516

While regions are excluded from total floor area in GUCR floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.