100 SIGNATURE Way #28, Calgary T3H 2W6

MLS®#:	**A2153814**	Area:	**Signal Hill**	Listing Date:	**07/30/24**	List Price: **$700,000**
Status:	**Active**	County:	**Calgary**	Change:	**-$25k, 20-Nov**	Association: **Fort McMurray**

General Information

Prop Type:	**Residential**			
Sub Type:	**Semi Detached (Half Duplex)**			
City/Town:	**Calgary**	Finished Floor Area		
Year Built:	**1999**	Abv Sqft:	**1,937**	
		Low Sqft:		
Lot Information		Ttl Sqft:	**1,937**	
Lot Sz Ar:	**2,475 sqft**			
Lot Shape:				
Access:				
Lot Feat:	**Rectangular Lot**			
Park Feat:	**Double Garage Attached**			

DOM
113

Layout
Beds:	**3 (2 1)**
Baths:	**3.5 (3 1)**
Style:	**2 Storey,Side by Side**

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

Utilities and Features

Roof:	**Asphalt Shingle**	Construction:	**Brick,Stucco,Wood Frame**
Heating:	**Forced Air,Natural Gas**	Flooring:	**Carpet,Hardwood,Tile**
Sewer:		Water Source:	
Ext Feat:	**Balcony,BBQ gas line**	Fnd/Bsmt:	**Poured Concrete**

Kitchen Appl: **Dishwasher,Garage Control(s),Gas Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked**
Int Feat: **Beamed Ceilings,Breakfast Bar,Granite Counters,High Ceilings,No Animal Home,No Smoking Home**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	**Main**	**5`2" x 4`7"**	**Dining Room**	**Main**	**11`3" x 10`6"**
Kitchen	**Main**	**13`5" x 12`3"**	**Living Room**	**Main**	**15`11" x 14`3"**
4pc Bathroom	**Upper**	**8`11" x 5`5"**	**5pc Bathroom**	**Upper**	**12`9" x 10`6"**
Bedroom	**Upper**	**12`3" x 11`5"**	**Family Room**	**Upper**	**12`5" x 14`8"**
Bedroom - Primary	**Upper**	**18`9" x 15`11"**	**Walk-In Closet**	**Upper**	**6`0" x 8`11"**
3pc Bathroom	**Lower**	**8`4" x 6`6"**	**Bedroom**	**Lower**	**10`0" x 12`0"**
Game Room	**Lower**	**13`9" x 14`8"**	**Storage**	**Lower**	**5`6" x 15`6"**

Furnace/Utility Room	Lower	5`9" x 7`0"

Legal/Tax/Financial

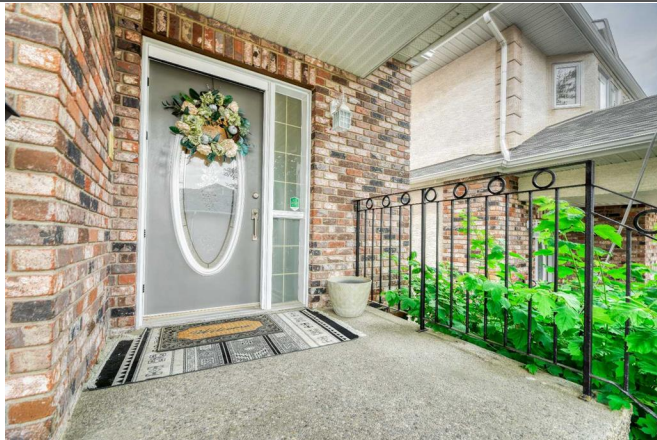| Condo Fee:		Title:	Zoning:
$679		**Fee Simple**	**DC (pre 1P2007)**
		Fee Freq:	
		Monthly	
Legal Desc:	**0011885**		

Remarks

Pub Rmks: ****Welcome to Signal Hill Estates!** Discover this exquisite two-storey home in a prestigious gated community, boasting 3 bedrooms, 3.5 bathrooms, and 1937 sq. Ft. Above Grade and 701 sq. Ft. Below Grade of beautifully developed space. With thoughtful updates and a prime location, this property offers luxury and convenience. **Main Level Highlights:** - **Open Concept Floor Plan:** Designed for modern living and effortless entertaining. - **Gourmet Kitchen:** Features granite countertops, stainless steel appliances, and Hard-Wood and Tile flooring. - **Spacious Living Areas:** Perfect for relaxation and gatherings. - **Gas Fireplace:** Warm and Cozy for the cool winters. - **Access to Private Real Balcony;** A private area to gather with friends outside. **Upper-Level Features:** - **Two Generously Sized Bedrooms:** The property includes 2 generous upstairs bedrooms. - **Luxurious Master Suite:** Retreat to a massive walk-in closet and a 5-piece ensuite with dual sinks, a soaker tub, a rainfall shower with 10mm glass, and an expansive south-facing balcony, which was newly updated in 2023 and offers stunning views. - ** Large Family Room;** The resting and playing place for your family. This could easily be converted into a 4th bedroom. **Lower Level Benefits:** - **Additional Bedroom and Full Bathroom:** Ideal for guests or extended family. - **Family Room and Ample Storage:** Ensuring space for everyone's needs. - **Large Extra Storage Area;** **Recent Updates:** - **New Roof (2024):** For added peace of mind and durability. - **New Upper Balcony (2023):** Enjoy the upgraded outdoor space with enhanced views. **Neighborhood Perks:** - **Sirocco Train Station:** Conveniently nearby for easy commuting. - **West Side Rec Centre:** Just a short distance away, offering a range of recreational facilities. - **Sunterra Market:** Close by for all your shopping needs. **Additional Perks:** - **Double Attached Garage:** For convenience and security. Comes with a built-in CLIMBING WALL (can be removed if required). This exceptional home in Signal Hill Estates combines luxury, comfort, and a fantastic location. Don't miss out—call today to schedule your private viewing and experience all that this property has to offer!**

Inclusions: **Climbing Wall in Garage and Crash-Mattress**
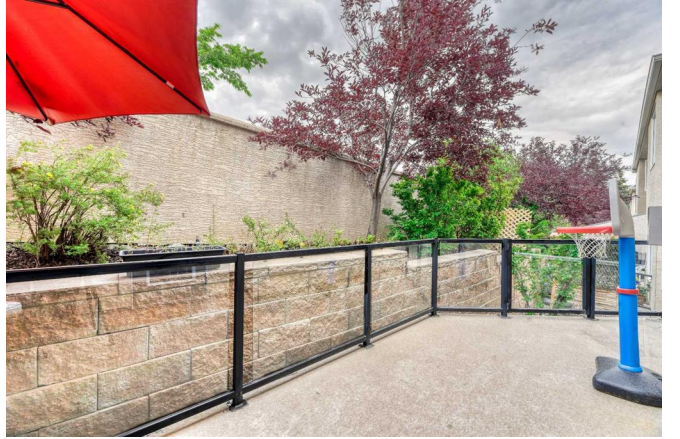
Property Listed By: **Power Properties**

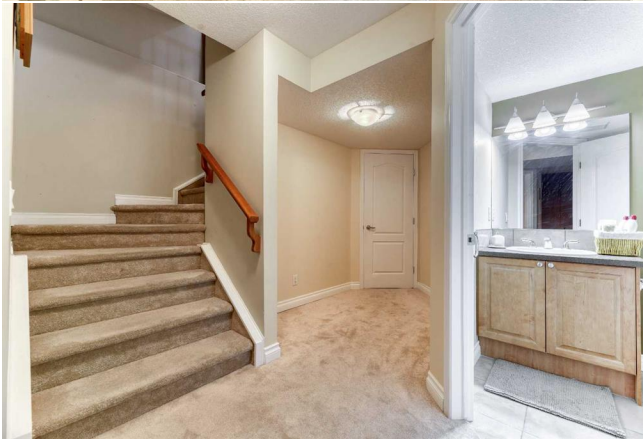## TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123

28-100 Signature Way SW, Calgary, AB

Main Floor   Exterior Area 839.77 sq ft
Interior Area 761.74 sq ft
Excluded Area 374.29 sq ft

GARAGE
GARAGE 22'7" x 16'1"
350 sq ft

KITCHEN
12'3" x 11'5"
146 sq ft

DINING
10'6" x 11'3"
119 sq ft

BALCONY

3PC BATH
4'7" x 9'2"

FOYER

HALL

CLO

UP

DN

LIVING
14'3" x 12'11"
200 sq ft

0   4   8 ft

PREPARED: 2024/07/29

White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

28-100 Signature Way SW, Calgary, AB

2nd Floor   Exterior Area 1097.55 sq ft
Interior Area 1023.51 sq ft
Excluded Area 22.12 sq ft

BALCONY

WIC
6'11" x 5'11"
52 sq ft

5PC ENSUITE
9'0" x 12'3"
105 sq ft

4PC BATH
5'5" x 6'10"
47 sq ft

CLOSET

BEDROOM
11'5" x 12'5"
143 sq ft

PRIMARY
16'11" x 18'9"
270 sq ft

LNDRY

HALL

DN

OPEN

FAMILY
14'6" x 12'0"
171 sq ft

0   4   8 ft

PREPARED: 2024/07/29

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28-100 Signature Way SW, Calgary, AB

Basement (Below Grade)   Exterior Area 701.06 sq ft
Interior Area 632.62 sq ft

UTILITY
8'11" x 5'9"
40 sq ft

CLO

REC ROOM
14'8" x 13'10"
196 sq ft

3PC BATH
4'6" x 9'4"
46 sq ft

HALL

UP

STORAGE
15'0" x 5'8"
82 sq ft

STRG

CLOSET

BEDROOM
12' x 10'
99 sq ft

0   3   6 ft

PREPARED: 2024/07/29

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