



THE
A-TEAM

**RE/MAX
FIRST**

100 SIGNATURE Way #28, Calgary T3H 2W6

MLS® #: **A2153814** Area: **Signal Hill** Listing Date: **07/30/24** List Price: **\$725,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Semi Detached (Half Duplex)**
 City/Town: **Calgary**
 Year Built: **1999**
Lot Information
 Lot Sz Ar: **2,475 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Rectangular Lot**
 Park Feat: **Double Garage Attached**

Finished Floor Area

Abv Sqft: **1,937**
 Low Sqft:
 Ttl Sqft: **1,937**

DOM

50
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**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Balcony,BBQ gas line**
 Construction: **Brick,Stucco,Wood Frame**
 Flooring: **Carpet,Hardwood,Tile**
 Water Source:
 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:
\$679

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC (pre 1P2007)

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:
Property Listed By:

Climbing Wall in Garage and Crash-Mattress
Power Properties

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