



THE
A-TEAM

**RE/MAX
FIRST**

2728 SIGNAL RIDGE View, Calgary T3H2J5

MLS®#: **A2160009** Area: **Signal Hill** Listing **08/24/24** List Price: **\$1,260,000**
 Status: **Active** County: **Calgary** Change: **-\$59k, 07-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **1987** Abv Sqft: **2,967**
 Lot Sz Ar: **7,362 sqft** Low Sqft:
 Lot Shape: Ttl Sqft: **2,967**

DOM

25
Layout
 Beds: **4 (4)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Views**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Concrete**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Balcony, BBQ gas line, Courtyard**

Construction: **Brick, Stucco, Wood Frame**
 Flooring: **Carpet, Hardwood, Linoleum**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Bar Fridge, Dishwasher, Freezer, Garage Control(s), Garburator, Gas Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings**
 Int Feat: **Bar, Built-in Features, High Ceilings, Jetted Tub, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Foyer	Main	8`11" x 8`3"	Living Room	Main	12`7" x 13`10"
Dining Room	Main	13`10" x 19`11"	Kitchen	Main	13`5" x 11`9"
Family Room	Main	22`10" x 29`3"	Bedroom	Main	10`0" x 11`0"
Laundry	Main	8`6" x 9`6"	2pc Bathroom	Main	5`0" x 4`8"
Bedroom - Primary	Second	18`3" x 16`0"	Bedroom	Second	13`6" x 12`11"
Bedroom	Second	12`4" x 13`11"	5pc Ensuite bath	Second	13`10" x 8`7"
Walk-In Closet	Second	4`11" x 11`3"	5pc Bathroom	Second	7`7" x 11`3"

Office
Family Room
Other

Second
Basement
Basement

8`8" x 15`7"
24`6" x 15`9"
7`11" x 15`1"

Game Room
Other
3pc Bathroom

Basement
Basement
Basement

39`6" x 24`0"
8`3" x 8`5"
8`7" x 9`11"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-C1

8611099

Remarks

Pub Rmks: **Wow! Breathtaking 24-hour panoramic downtown skyline views with spectacular sunrise vistas from all 3 levels! Ideally located on a quiet tree lined street in prestigious and sought after estate area of Signal Ridge. Custom former show home has a terrific combination of 4500 sq. ft. of developed indoor living space and peaceful, private, big sky outdoor living spaces. The recently redesigned and updated main level offers large bright rooms with luxurious hardwood throughout, a bright great room design for comfortable daily living plus nice size living, dining rooms perfect for formal entertaining. The updated quartz chef's kitchen and connected family room open onto a large glass railing deck overlooking the city. Gather friends and family around an expansive kitchen island and enjoy dream views from a box window above the sink. You will love how natural light spills in all the living areas through floor to ceiling windows. Impressive, vaulted ceilings in adjoining family room with abundant built-ins and amazing views day and night! Relax year-round in the cozy attached sunroom with heated floors. The main floor includes the discreetly located den/office or bedroom, laundry and powder room. Upper level has a spacious open loft with city views and 3 generously large bedrooms and a 5 piece main bathroom. Stunning headboard views of downtown city lights from the 19' x 16' primary bedroom with extra large en suite. Open bright walkout level with games area, sitting area with wood burning fireplace, wet bar, 3-piece bath, and hot tub area. Walk out on to covered patio beside a spacious, flat, well manicured lawn and enjoy the birdsong and big sky views. A wonderful community walkable to the LRT, multiple high-quality schools, Westside Rec Centre, Sunterra Market, shops, restaurants, Westhill shopping and easy commuting access with Sarcee, Stoney and Bow trails nearby. Click on the 3D icon for interactive floorplan. Schedule your private showing today, this incredible opportunity awaits!**

Inclusions:
Property Listed By:

**TV in kitchen, electric fireplace in kitchen
RE/MAX House of Real Estate**

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

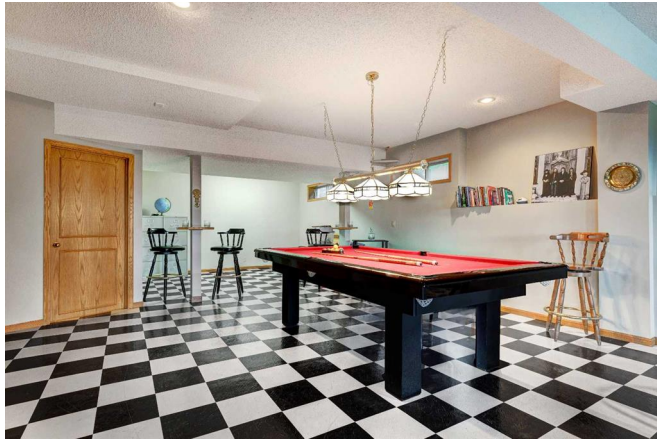












2728 Signal Ridge View SW, Calgary, AB

Main Floor Exterior Area 1634.72 sq ft
Interior Area 1593.91 sq ft
Excluded Area 498.81 sq ft



PREPARED: 2024/09/22



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

2728 Signal Ridge View SW, Calgary, AB

2nd Floor Exterior Area 1272.62 sq ft
Interior Area 1176.52 sq ft
Excluded Area 30.87 sq ft



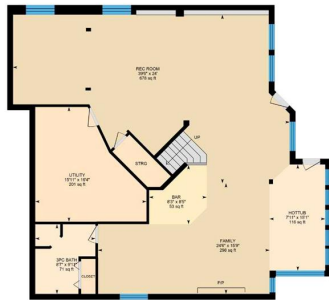
PREPARED: 2024/09/22



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2728 Signal Ridge View SW, Calgary, AB

Basement (Below Grade) Exterior Area 1671.09 sq ft
Interior Area 1528.07 sq ft



PREPARED: 2024/09/22



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