



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**43 SIGNAL HILL Mews, Calgary T3H 2V1**

MLS®#: **A2168707**      Area: **Signal Hill**      Listing Date: **09/25/24**      List Price: **\$799,999**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **1989**  
Lot Information  
 Lot Sz Ar: **5,188 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **2,464**  
 Low Sqft:  
 Ttl Sqft: **2,464**

DOM

**34**  
Layout  
 Beds: **4 (4 )**  
 Baths: **4.0 (4 0)**  
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Cul-De-Sac,Front Yard,Lawn,Landscaped,See Remarks**  
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Clay Tile**  
 Heating: **Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **Garden**

Construction: **Brick,Concrete,See Remarks,Stucco**  
 Flooring: **Carpet,Hardwood,Tile**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Dishwasher,Dryer,Electric Cooktop,Refrigerator,Washer,Window Coverings**  
 Int Feat: **Bookcases,Built-in Features,Closet Organizers,French Door**  
 Utilities:

Room Information

Room	Level	Dimensions
Bedroom - Primary	Upper	16`3" x 11`10"
Bedroom	Upper	12`0" x 11`4"
Bedroom	Upper	13`1" x 9`6"
Dining Room	Main	13`11" x 10`0"
Breakfast Nook	Main	10`4" x 9`11"
Sunroom/Solarium	Main	12`9" x 11`8"
Mud Room	Main	8`7" x 7`4"

Room	Level	Dimensions
5pc Ensuite bath	Upper	11`1" x 8`6"
Bedroom	Upper	13`2" x 9`7"
Living Room	Main	17`4" x 11`4"
Kitchen	Main	13`2" x 9`7"
Family Room	Main	22`6" x 12`0"
Laundry	Main	10`8" x 5`9"
3pc Bathroom	Main	5`0" x 4`8"

**Foyer**  
**Walk-In Closet**  
**Storage**  
**Furnace/Utility Room**  
**3pc Bathroom**

**Main**  
**Upper**  
**Basement**  
**Basement**  
**Basement**

**9`3" x 8`0"**  
**8`10" x 6`0"**  
**13`5" x 11`4"**  
**11`4" x 6`4"**  
**6`4" x 5`8"**

**4pc Bathroom**  
**Game Room**  
**Office**  
**Flex Space**

**Upper**  
**Basement**  
**Basement**  
**Basement**

**5`0" x 9`3"**  
**29`2" x 15`0"**  
**9`10" x 7`4"**  
**22`2" x 9`0"**

Legal/Tax/Financial

Title:  
**Fee Simple**  
 Legal Desc:

**8810883**

Zoning:  
**R-CG**

Remarks

Pub Rmks:

**Amazing Signal Hill Location, this home has over 3,500 sq ft of developed living space located in private and quite cul-de-sac with a park just up the street. This home is very spacious and features a welcoming open foyer, beautiful hardwood floors, large living room, large family room, kitchen with breakfast nook and all stainless steel appliances, a large sunroom which opens onto a large deck and great size yard. Main floor Laundry room, mudroom 3 pcs bathroom. Upper floor is covered in the same beautiful hardwood and has a large primary, ensuite, walk-in closet and 3 additional bedrooms! Basement has a large family room, games room, hobby room, and cold room with ample storage! like the vast majority of the Signal Hill homes, this home has some poly b waterlines. All the problematic areas have been addressed and 60% of the Poly b has been replaced with Pex. This home offers a great opportunity for a buyer to come in and upgrade a few areas, such as ensuite shower, kitchen ceilings and a few other minor areas which are all visible and the home has been priced to allow for these upgrades! Don't miss out on this rare opportunity to own an amazing family home in Signal Hill close to so many Amenities, Schools, Recreation and Much More!!**

Inclusions:  
 Property Listed By:

**N/A**  
**Century 21 Bamber Realty LTD.**

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



















