



THE
A-TEAM

**RE/MAX
FIRST**

2628 SIGNAL RIDGE View, Calgary T3H 3G1

MLS®#: **A2178628**

Area: **Signal Hill**

Listing Date: **11/15/24**

List Price: **\$1,198,988**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2002**

Lot Information

Lot Sz Ar: **5,898 sqft**
Lot Shape:

Access:

Lot Feat: **Back Yard, Landscaped**
Park Feat: **Double Garage Attached**

Finished Floor Area

Abv Sqft: **2,468**

Low Sqft:

Ttl Sqft: **2,468**

DOM

18

Layout

Beds: **3 (3)**

Baths: **2.5 (2 1)**

Style: **2 Storey**

Parking

Ttl Park: **2**

Garage Sz: **2**

Utilities and Features

Roof: **Clay Tile**
Heating: **Forced Air**
Sewer:
Ext Feat: **Private Yard**

Construction: **Stone**
Flooring: **Carpet, Hardwood, Marble**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Electric Range, Dishwasher, Dryer, Garage Control(s), Range Hood, Refrigerator, Washer, Washer/Dryer, Window Coverings**
Int Feat: **Central Vacuum, Granite Counters, High Ceilings, Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	16`1" x 11`11"	Family Room	Main	21`5" x 18`11"
Kitchen	Main	10`10" x 10`10"	Office	Main	9`6" x 8`5"
Dining Room	Main	13`11" x 11`8"	2pc Bathroom	Main	6`1" x 4`9"
Breakfast Nook	Main	10`0" x 11`10"	Bedroom - Primary	Upper	17`5" x 12`7"
Bedroom	Upper	13`9" x 11`10"	Bedroom	Upper	13`7" x 11`6"
5pc Ensuite bath	Upper	15`5" x 14`2"	4pc Bathroom	Upper	4`11" x 8`10"

Legal/Tax/Financial

Title:

Zoning:

Fee Simple

R-CG

Legal Desc:

8811071

Remarks

Pub Rmks:

Welcome to this stunning sophisticated and exquisite 2-storey home with fantastic PANORAMIC DOWNTOWN VIEWS, in the high sought after community, Signal Hill. This luxurious home is built with STONED TILE exterior with CLAY TILE roofing. Top quality finishes throughout the COZY 3 bedroom plus den, and 2.5 bathroom home. The master bedroom consists of large windows frame breathtaking views, especially in the evenings. Very modern and elegant design with CUSTOM STAIRCASE, FEATURE WALLS, UPGRADED LIGHTING throughout and with abundance of natural light is truly exceptional. The basement is NEWLY DEVELOPED, and the city of Calgary has approved the basement unit as a LEGAL BASEMENT. The walkout LEGAL BASEMENT includes a kitchen, 2 bedrooms, full bathroom, and a large living room. There is also UNDERGROUND SPRINKLERS and CENTRAL VACUUM in the home. Large windows frame breathtaking views in the evening. A great community close to parks, paths, schools and all amenities in Signal Hill, walkable to the LRT, elite schools, shops, restaurants, and Westhill shopping and easy commuting access. Don't miss out on the chance to make this great home your own!

Inclusions:

Underground sprinklers

Property Listed By:

Diamond Realty & Associates LTD.

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









