



THE
A-TEAM

**RE/MAX
FIRST**

24 SIGNATURE Villas, Calgary T3H 3P6

MLS®#: **A2184489** Area: **Signal Hill** Listing **12/27/24** List Price: **\$550,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **1997** Abv Sqft: **1,153**
 Lot Information Low Sqft:
 Lot Sz Ar: **3,616 sqft** Ttl Sqft: **1,153**
 Lot Shape:

DOM

36
Layout
 Beds: **4 (2 2)**
 Baths: **3.0 (3 0)**
 Style: **Bungalow**

Parking

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

Access:
 Lot Feat: **No Neighbours Behind**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt** Construction: **Stucco**
 Heating: **Forced Air,Natural Gas** Flooring: **Carpet,Hardwood,Laminate,Tile**
 Sewer: Water Source:
 Ext Feat: **Balcony** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Garage Control(s),Refrigerator,Stove(s),Washer/Dryer,Window Coverings**
 Int Feat: **Central Vacuum,Laminate Counters,No Smoking Home,See Remarks**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
3pc Ensuite bath	Main	0`0" x 0`0"	4pc Bathroom	Main	0`0" x 0`0"
Bedroom	Main	9`3" x 12`11"	Dining Room	Main	8`4" x 9`11"
Kitchen	Main	10`9" x 13`0"	Dining Room	Main	8`4" x 9`11"
Living Room	Main	13`3" x 15`2"	Bedroom - Primary	Main	11`9" x 14`10"
4pc Bathroom	Basement	0`0" x 0`0"	Bedroom	Basement	11`11" x 15`7"
Bedroom	Basement	9`5" x 11`2"	Game Room	Basement	17`8" x 17`10"
Storage	Basement	4`6" x 6`9"	Other	Basement	9`1" x 5`1"

Legal/Tax/Financial

Condo Fee:
\$610

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC

Legal Desc: **9711328**

Remarks

Pub Rmks: **Welcome to this beautifully updated bungalow townhome in the desirable Signal Hill neighborhood. Featuring 4 spacious bedrooms and 3 modern bathrooms, this home is perfect for anyone looking to downsize without compromising on comfort, in this age restricted complex, 18+. As you enter, you'll be greeted by refinished hardwood floors that flow seamlessly through the spacious main living area, where a cozy gas fireplace adds warmth and ambiance. The bright kitchen is a chef's dream, providing ample space for culinary creations and gatherings. Step outside to enjoy your large patio, perfect for entertaining or relaxing in the sun. Convenience is key with main floor laundry and an attached double car garage, making daily life a breeze. The basement is fully finished with, with 2 additional bedrooms, a 4 piece bathroom, rec room as well as a flex room perfect for craft room or office. Ideally situated, this home offers easy access to public transit, shopping, medical facilities, and a recreational center, ensuring all your needs are just moments away.**

Inclusions: **mirrors on walls**
Property Listed By: **RE/MAX First**

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







