



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**6085 SIGNAL RIDGE Heights, Calgary T3H 2P1**

MLS®#: **A2187117**      Area: **Signal Hill**      Listing Date: **01/20/25**      List Price: **\$650,000**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **1988**  
Lot Information  
 Lot Sz Ar: **5,274 sqft**  
 Lot Shape:  
 Access:  
 Lot Feat: **Landscaped,Standard Shaped Lot,Rectangular Lot**  
 Park Feat: **Double Garage Attached**

Finished Floor Area  
 Abv Sqft: **2,100**  
 Low Sqft:  
 Ttl Sqft: **2,100**

DOM

**2**  
Layout  
 Beds: **3 (3 )**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey Split**  
Parking  
 Ttl Park: **4**  
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Stucco**  
 Heating: **Forced Air,Natural Gas**      Flooring: **Carpet,Ceramic Tile,Laminate**  
 Sewer:      Water Source:  
 Ext Feat: **Private Yard**      Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Dishwasher,Freezer,Refrigerator,Stove(s),Window Coverings**  
 Int Feat: **Breakfast Bar,High Ceilings,Kitchen Island,Open Floorplan,See Remarks,Soaking Tub,Vaulted Ceiling(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Foyer	Main	8`9" x 7`11"	Living Room	Main	146`6" x 12`0"
Dining Room	Main	12`0" x 9`0"	Kitchen	Main	15`0" x 13`0"
Family Room	Main	19`5" x 13`3"	Den	Main	12`10" x 10`0"
Laundry	Main	11`9" x 6`10"	2pc Bathroom	Main	7`2" x 4`8"
Bedroom - Primary	Second	15`6" x 12`0"	5pc Ensuite bath	Second	17`2" x 6`8"
Bedroom	Second	13`7" x 9`3"	Bedroom	Second	13`7" x 9`4"
4pc Bathroom	Second	9`0" x 5`0"			

Title:  
**Fee Simple**  
Legal Desc:

**8710911**

Zoning:  
**R-CG**

Remarks

Pub Rmks: **Super location, great floor plan and size. 2100 sq ft located on quiet close with west backyard. House is original and needs to be updated. All appliances are "AS IS" while they are all working there is no guarantees. This is a great opportunity to get in the market, home is listed well below city assessment. All furnishings can stay. Easy to show through Showingtime.**

Inclusions:  
Property Listed By: **Weight Set  
Real Estate Professionals Inc.**

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

















