



THE
A-TEAM

**RE/MAX
FIRST**

2925 SIGNAL HILL Heights, Calgary T3H2X4

MLS®#: **A2188676** Area: **Signal Hill** Listing **01/21/25** List Price: **\$1,099,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1993**
Lot Information
 Lot Sz Ar: **12,270 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,162**
 Low Sqft:
 Ttl Sqft: **2,162**

DOM

32
Layout
 Beds: **4 (3 1)**
 Baths: **3.0 (3 0)**
 Style: **Bungalow**

Parking

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

Access:

Lot Feat: **Backs on to Park/Green Space,Cul-De-Sac,Irregular Lot,Landscaped,Many Trees,No Neighbours Behind,See Remarks**

Park Feat:

Double Garage Attached

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **In Floor,Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Balcony**

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

Kitchen Appl: **Built-In Oven,Central Air Conditioner,Dishwasher,Electric Cooktop,Microwave,Refrigerator,Washer/Dryer**
 Int Feat: **Quartz Counters,See Remarks,Storage**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Bedroom	Main	13`0" x 12`9"	Bedroom	Main	15`6" x 9`11"
Bedroom - Primary	Main	11`11" x 15`1"	Dining Room	Main	14`7" x 10`4"
Kitchen	Main	20`1" x 20`9"	Laundry	Main	14`11" x 7`9"
Living Room	Main	19`3" x 19`4"	Living Room	Main	19`3" x 19`4"
4pc Bathroom	Main		5pc Ensuite bath	Main	

4pc Bathroom
 Bonus Room
 Office
 Storage
 Furnace/Utility Room

Main
 Basement 19`9" x 33`6"
 Basement 12`9" x 11`2"
 Basement 28`7" x 15`4"
 Basement 14`4" x 10`11"

Bedroom
 Den
 Game Room
 Sunroom/Solarium

Basement
 Basement
 Basement
 Basement

20`10" x 7`9"
 8`7" x 12`10"
 38`8" x 38`2"
 12`2" x 111`10"

Legal/Tax/Financial

Title:
Fee Simple
 Legal Desc: **9011331**

Zoning:
R-CG

Remarks

Pub Rmks: **Please note this home is a Judicial Listing, and the home will be sold "As is". This large upgraded bungalow features central air conditioning and a grade-level walkout, opening to a spacious yard on an expansive 12,270 sq ft lot. Vaulted ceilings and large windows over the entry flood the home with natural light, creating a bright and inviting atmosphere. Thoughtfully designed, the home blends openness with subtle partitioned areas, allowing the kitchen, living room, and formal dining room to flow seamlessly into the foyer. A central skylight further enhances the natural light from all directions. The layout also cleverly dampens acoustics, ensuring activities in one area don't disturb those in another. The deck off the kitchen offers easy access to the yard and ideal for summer entertaining. The main floor features a spacious primary bedroom with a 5-piece en-suite, including a soaker tub, dual vanities, and a large walk-in closet. Two additional bedrooms, a 4-piece bathroom, and a convenient laundry/mudroom off the garage complete the main floor. The walk-out basement feels more like a bright living space than a basement, with in-floor heating, two additional bedrooms, a 4-piece bathroom, a large rec room, a studio, a sunroom, and a hot tub room (unfinished). Enjoy two expansive decks, ample under-deck storage, and a lush yard with mature trees and shrubs. The location also provides easy access to community amenities, including tennis and basketball courts, as well as several leisure centres and parks. This unique home has undergone numerous upgrades, including a remodelled kitchen, renovated bathroom, newer plumbing, a newer roof, and upgraded appliances. *Please note this home is a Judicial Listing, and the home will be sold "As is".***

Inclusions:
 Property Listed By: **RE/MAX Real Estate (Central)**

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













