



THE A-TEAM

RE/MAX FIRST

2772 SIGNAL HILL Heights, Calgary T3H 2H9

MLS@#: A2191207 Area: Signal Hill Listing 01/30/25 List Price: \$849,900
Status: Active County: Calgary Change: None Association: Fort McMurray



General Information

Prop Type: Residential
Sub Type: Detached
City/Town: Calgary
Year Built: 1987
Lot Information
Lot Sz Ar: 4,983 sqft
Lot Shape:

Finished Floor Area
Abv Sqft: 1,326
Low Sqft:
Ttl Sqft: 1,326

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

Parking
Ttl Park: 4
Garage Sz: 2

Access:
Lot Feat: Back Yard,Fruit Trees/Shrub(s),Front Yard,Lawn,Interior Lot,Landscaped,Street Lighting,Yard Lights,Rectangular Lot
Park Feat: Concrete Driveway,Double Garage Attached,Garage Door Opener,Garage Faces Front,Insulated,Side By Side

Utilities and Features

Roof: Asphalt Shingle
Heating: Central,Forced Air,Natural Gas
Sewer:
Ext Feat: Courtyard,Lighting,Other,Private Yard,Rain Barrel/Cistern(s),Rain Gutters
Construction: Brick,Stucco,Wood Frame
Flooring: Carpet,Hardwood,Tile
Water Source:
Fnd/Bsm: Poured Concrete
Kitchen Appl: Bar Fridge,Central Air Conditioner,Dishwasher,Electric Stove,Garage Control(s),Microwave,Refrigerator,Washer/Dryer
Int Feat: Bookcases,Breakfast Bar,Built-in Features,Closet Organizers,Double Vanity,Granite Counters,High Ceilings,Kitchen Island,Open Floorplan,Pantry,Recessed Lighting,Soaking Tub,Storage,Vaulted Ceiling(s),Vinyl Windows,Walk-In Closet(s)
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Rows include Living Room, Kitchen, Bedroom - Primary, Bedroom, and 5pc Ensuite bath.

4pc Bathroom  
Storage  
Dining Room  
Bedroom

Main 0`0" x 0`0"  
Basement 16`2" x 15`2"  
Main 13`10" x 8`4"  
Basement 15`3" x 13`3"

Family Room  
3pc Bathroom  
Bedroom  
Furnace/Utility Room

Basement  
Basement  
Basement  
Basement

23`0" x 19`10"  
0`0" x 0`0"  
11`11" x 11`10"  
10`3" x 6`2"

Legal/Tax/Financial

Title:  
Fee Simple  
Legal Desc: 8611006

Zoning:  
R-CG

Remarks

Pub Rmks: **\*\* Incredible Design \* Renovated \* Walk-out Bungalow \* 2 up + 2 down Bedrooms \*\* Beautifully curated and immaculately maintained home! You will discover one of the nicest bungalow designs in the highly sought-after community of Signal Hill on the west side of Calgary. Situated on a low-traffic street, where pride of ownership can be easily seen, this outstanding WALK OUT - FULLY FINISHED home offers over 2700+ square feet of thoughtfully developed and designed living space. Boasting a stately primary bedroom with a newly remodeled ensuite, an open-to-below view of the lower family room, a sunken front living room, a semi-formal dining area, a main floor full bathroom, gleaming hardwood floors throughout the main floor living areas, oversized windows, and many upgrades... this home will surely impress. Very bright and open design with the remodeled "Chef's" kitchen featuring stunning granite countertops, custom white and maple shaker style cabinet doors and trims, a center island with a slide-in electric stove with vent and flush eating bar, a big pantry, high-end stainless steel appliances, and recessed lighting. Check out the bright and sunny walk-out at the lower level. You will immediately be drawn to the vaulted ceilings, skylight, and gorgeous gas fireplace with a mantel/stone surround framed by built-in bookcases, large windows, and a feature wall. The fully developed lower-level walk-out includes a 20' x 20' recreation room, a cute 2nd bedroom with a walk-in closet, another supersized bedroom/hobby room, and an extra generous unfinished storage and workshop area. Other notable upgrades include knockdown textured ceilings, a new dishwasher, a 22' x 20' front attached double-car garage with a newer insulated overhead door, and a 4-year-old hot water tank. Going above and beyond, you will step out to a beautiful east-facing backyard boasting a lovely oasis featuring a 24' x 10' wood deck, a large grassy area, a shed, fencing, wide side yards, and mature trees. To complete this home, the exterior elevation showcases gorgeous brick details, stucco, and a covered front entry. Check and Compare! It is a stunning home in an outstanding area. March 2025 possession date available. You can call your friendly REALTOR(R) to book your viewing.**

Inclusions: Family room TV, TV bracket mounts, Alarm (no Contracts), Camera, Shed,  
Property Listed By: Jayman Realty Inc.

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

**2772 SIGNAL HILL HEIGHTS SW**  
MAIN LEVEL (AGL) - 1,208.68 Sq Ft / 112.23 m<sup>2</sup>  
 MAIN LEVEL (BGL) - 1,208.68 Sq Ft / 112.23 m<sup>2</sup>  
 BASEMENT DEVELOPED AREA (AGL) - 1,085.59 Sq Ft / 99.99 m<sup>2</sup>  
 BASEMENT UNDEVELOPED AREA (BGL) - 1,405.69 Sq Ft / 130.91 m<sup>2</sup>  
 TOTAL AGING AREA - 2,732.54 Sq Ft / 254.13 m<sup>2</sup>





















