

1888 SIGNATURE Park #2105, Calgary T3H4Z1

MLS®#: **A2196608** Area: **Signal Hill** Listing Date: **02/25/25** List Price: **\$369,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2003**
Lot Information
 Lot Sz Ar:
 Lot Shape:
 Access:
 Lot Feat:
 Park Feat: **Titled, Underground**

Finished Floor Area
 Abv Sqft: **1,019**
 Low Sqft:
 Ttl Sqft: **1,019**

DOM

-0
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Low-Rise(1-4)**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Stone, Stucco, Wood Frame**
 Heating: **Baseboard** Flooring: **Carpet, Hardwood, Linoleum, Tile**
 Sewer: Water Source:
 Ext Feat: **Other** Fnd/Bsmt:
 Kitchen Appl: **Dishwasher, Electric Range, Garage Control(s), Garburator, Microwave Hood Fan, Refrigerator, Wall/Window Air Conditioner, Washer, Water Purifier, Window Coverings**
 Int Feat: **Ceiling Fan(s), Granite Counters, High Ceilings, Open Floorplan, Storage**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	13`9" x 12`11"	Dining Room	Main	9`5" x 13`4"
Kitchen	Main	11`6" x 12`5"	Bedroom	Main	11`10" x 10`1"
Bedroom - Primary	Main	19`10" x 11`10"	Laundry	Main	4`4" x 7`11"
3pc Bathroom	Main	5`10" x 7`11"	4pc Ensuite bath	Main	12`6" x 8`9"
Walk-In Closet	Main	7`0" x 6`6"			

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$772

Fee Simple
Fee Freq:
Monthly

M-C1

Legal Desc: **0310078**

Remarks

Pub Rmks: **BEAUTIFUL, BRIGHT 2-Bedroom Condo STEPS from SIROCCO C-TRAIN STATION! WELCOME TO YOUR DREAM HOME IN AN EXCELLENT LOCATION! This stunning main floor condo is just steps away from Sirocco Station on the West LRT, Sunterra Market, and the vibrant West Market Square, making it a perfect blend of convenience and comfort. Featuring 2 SPACIOUS BEDROOMS and 2 FULL BATHROOMS, this immaculate ground floor unit boasts 9-FOOT CEILINGS and a BRIGHT SOUTH-EAST EXPOSURE with PATIO, filling the space with natural light through large windows. The open concept kitchen is a chef's delight, showcasing exquisite GRANITE COUNTERTOPS with raised eating bar, STAINLESS STEEL APPLIANCES, a convenient CORNER PANTRY, large living room with gas fireplace, and elegant MAPLE HARDWOOD FLOORING. Retreat to the generously sized primary bedroom, complete with a SPACIOUS WALK-IN CLOSET and a luxurious 4-piece ensuite featuring a relaxing SOAKER TUB and separate shower. The second bedroom is also BRIGHT, accompanied by a main 3-piece bathroom, perfect for guests or family. Additional features include in-suite laundry for your convenience, TWO HEATED, TITLED, UNDERGROUND PARKING STALLS, and a TITLED STORAGE UNIT. Enjoy the beautiful public terrace with downtown views or bask in the sun on your private patio. This well-maintained and quiet complex offers easy access to a wealth of amenities at West Hills Towne Centre, including restaurants, theaters, shopping, banks, and professional services. With quick access to 17th Avenue and Sarcee Trail, your commute will be a breeze. DON'T MISS OUT ON THIS BEAUTIFUL CONDO! Schedule your viewing today and experience the perfect combination of luxury and location!**

Inclusions: **None**
Property Listed By: **CIR Realty**

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







