



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**2940 SIGNAL HILL Drive, Calgary T3H 2W1**

MLS®#: **A2198422**

Area: **Signal Hill**

Listing Date: **03/05/25**

List Price: **\$1,649,000**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1994**

Finished Floor Area

Abv Sqft: **3,242**  
Low Sqft:  
Ttl Sqft: **3,242**

Lot Information

Lot Sz Ar: **7,954 sqft**  
Lot Shape:

DOM

**4**  
Layout  
Beds: **5 (4 1 )**  
Baths: **4.0 (3 2)**  
Style: **2 Storey**

Parking

Ttl Park: **6**  
Garage Sz: **3**

Access:

Lot Feat:

**Backs on to Park/Green Space,Dog Run Fenced In,Landscaped,No Neighbours Behind,Sloped Down,Street Lighting,Underground Sprinklers,Views**

Park Feat:

**Concrete Driveway,Garage Door Opener,Heated Garage,Insulated,Oversized,Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Baseboard,Boiler,High Efficiency,In Floor,Electric,Fireplace(s),Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Balcony,BBQ gas line,Dog Run**

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Double Oven,Dryer,Garage Control(s),Garburator,Humidifier,Induction Cooktop,Microwave,Oven,Range Hood,Refrigerator,Washer,Water Purifier,Water Softener,Window Coverings,Wine Refrigerator**  
Int Feat: **Bar,Breakfast Bar,Built-in Features,Ceiling Fan(s),Central Vacuum,Chandelier,Closet Organizers,Double Vanity,Granite Counters,High Ceilings,Jetted Tub,Kitchen Island,No Smoking Home,Recessed Lighting,Skylight(s),Soaking Tub,Storage,Vaulted Ceiling(s),Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	11`6" x 15`6"
Kitchen	Main	20`11" x 15`2"
Great Room	Main	19`9" x 15`11"
Entrance	Main	7`2" x 7`4"
Bedroom - Primary	Second	18`11" x 20`0"

Room	Level	Dimensions
Dining Room	Main	16`6" x 15`0"
Breakfast Nook	Main	9`11" x 6`11"
Flex Space	Main	13`2" x 9`3"
Laundry	Main	10`11" x 8`11"
Walk-In Closet	Second	7`6" x 6`8"

<b>Bedroom</b>	<b>Second</b>	<b>13`5" x 14`1"</b>	<b>Bedroom</b>	<b>Second</b>	<b>11`7" x 13`0"</b>
<b>Bedroom</b>	<b>Second</b>	<b>12`10" x 19`2"</b>	<b>Office</b>	<b>Second</b>	<b>10`11" x 8`11"</b>
<b>Game Room</b>	<b>Lower</b>	<b>13`5" x 19`9"</b>	<b>Media Room</b>	<b>Lower</b>	<b>21`7" x 14`8"</b>
<b>Other</b>	<b>Lower</b>	<b>6`4" x 8`8"</b>	<b>Exercise Room</b>	<b>Lower</b>	<b>9`10" x 9`8"</b>
<b>Bedroom</b>	<b>Lower</b>	<b>10`10" x 15`8"</b>	<b>Storage</b>	<b>Lower</b>	<b>10`5" x 10`7"</b>
<b>2pc Bathroom</b>	<b>Main</b>		<b>4pc Bathroom</b>	<b>Second</b>	
<b>5pc Ensuite bath</b>	<b>Second</b>	<b>13`7" x 15`0"</b>	<b>3pc Bathroom</b>	<b>Lower</b>	
<b>1pc Bathroom</b>	<b>Lower</b>				

Legal/Tax/Financial

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

Zoning: **R-CG**

Remarks

Pub Rmks: **First time offered, this amazing home reflects design and craftsmanship that were the hallmark of Homes by Wallace. Renovated, updated and carefully maintained by the owners, it offers comfort and elegance in a great setting with amazing views. Located on the ridge overlooking Signal Hill and Battalion Parks there are unobstructed views of city centre to south Calgary. With 5 bedrooms, 3.5 bathrooms and over 4600 sq. ft. of living space, plus an oversized triple heated garage, there is opportunity for the active family to live life to the fullest. Notice the attractive curb appeal as you drive up, the stately 2 storey with high rooflines, tall columns, exposed aggregate driveway and steps, stucco exterior with newer architectural asphalt shingles all on a large lot with mature landscaping and underground sprinklers. As you enter, you will be taken by the custom curved central staircase with railings that seem to go on forever. There is the spacious entrance with vaulted ceiling and an inviting living and dining room to the left and a glimpses of the great room beyond to the right. The living/dining room area offers lots of flexibility of use with sufficient space to host larger gatherings or enjoy a meal with close friends in an elegant setting. The fully renovated kitchen is any chef's dream with lots of granite counters, high end Miele double wall ovens, induction cooktop and full height refrigerator. There are 2 dishwashers for the cleanup. Cabinets have full height uppers and loads of pot drawers. Enjoy snacks and meals at the breakfast bar or breakfast nook as you take in the views of the city or step out onto the South East deck for a weekend lunch or evening BBQ. The open great room with adjacent flex room provides a bright airy environment for family and friend gatherings with soaring windows and a warm gas fireplace. On the upper level the unique hallway design with open to below spaces gives it a floating walkway effect. A large primary bedroom has a private balcony with views, a massive 5 piece en-suite with a full body wash shower, soaker jetted air tub and walk-in closet with organizers, dressing table and great built-ins. Three additional bedrooms, a private office with built-ins and a 4 piece bathroom complete this level. The fully finished walk-out lower level provides space for family and friends to play and relax. Enjoy a game in the rec room as you offer refreshments from the wet bar, watch a movie in the theater room or work out with a view. Step out onto the covered patio. A guest bedroom and adjacent bath and storage room are on this level. There is rich finished in place hardwood throughout the main level with tile flooring in the entrances, 9' main and lower level ceilings with vaulted great room and entrance and knock down ceilings throughout. Most of the opening windows have been replaced as well as the Poly B. Signal Hill community offers many facilities for recreation, shopping, services, schools and public transportation.**

Inclusions: **3 Dishwashers in total, 3 wall mounted TVs with brackets, 2 garage door openers, alarm system, TV projector, wall mounted and ceiling speakers, power screen and sound/media equipment in theater/family room.**

Property Listed By: **Royal LePage Benchmark**

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











