



THE
A-TEAM

**RE/MAX
FIRST**

2856 SIGNAL HILL Heights, Calgary T3H 2M6

MLS®#: **A2199646** Area: **Signal Hill** Listing Date: **03/13/25** List Price: **\$840,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1989**
Lot Information
 Lot Sz Ar: **4,789 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,836**
 Low Sqft:
 Ttl Sqft: **1,836**

DOM

24
Layout
 Beds: **6 (3 3)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

Access:
 Lot Feat: **Back Yard,Landscaped,See Remarks**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Brick,Stucco,Wood Frame**
 Heating: **Forced Air** Flooring: **Carpet,Hardwood,See Remarks**
 Sewer: Water Source:
 Ext Feat: **Other** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Garburator,Range Hood,Refrigerator,Washer,Window Coverings**
 Int Feat: **Double Vanity,High Ceilings,See Remarks,Soaking Tub**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	13`5" x 10`2"	Breakfast Nook	Main	9`10" x 9`6"
Dining Room	Main	11`3" x 9`8"	Living Room	Main	14`2" x 11`2"
Family Room	Main	13`7" x 12`9"	Living Room	Basement	16`6" x 12`6"
Storage	Basement	9`8" x 5`7"	Bedroom - Primary	Upper	16`4" x 12`0"
Bedroom	Upper	14`8" x 10`9"	Bedroom	Upper	11`6" x 10`2"
Bedroom	Basement	11`8" x 10`4"	Bedroom	Basement	12`10" x 9`1"
Bedroom	Basement	11`6" x 9`2"	2pc Bathroom	Main	7`2" x 4`5"

4pc Bathroom
4pc Bathroom

Upper
Basement

7`10" x 4`11"
7`8" x 5`8"

5pc Ensuite bath

Upper

12`11" x 11`9"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

8811659

Zoning:
R-CG

Remarks

Pub Rmks: **Welcome to this beautifully maintained walkout home in the highly sought-after community of Signal Hill. Sitting on a quiet, low-traffic street, this home offers 6 bedrooms, 3 full bathrooms, and a fully finished walkout basement with an illegal suite—perfect for families or anyone looking for extra space and versatility. From the moment you walk in, you'll notice the pride of ownership and how well this home has been cared for over the years. The upper floor features 3 spacious bedrooms, including a master bedroom with a spacious 5 pc ensuite bathroom. The main floor offers bright and inviting living and dining areas that feel warm and welcoming. Big windows let in lots of natural light, and the layout flows seamlessly throughout the home. The fully finished walkout basement adds even more living space, with 3 additional bedrooms, a full bathroom, and a versatile rec room. Thanks to the expansive windows, the lower level feels open and bright. Step outside and enjoy the backyard with stunning city views—a perfect spot to unwind or entertain. Other highlights include a double attached garage, a well-kept exterior, and an unbeatable location in one of Calgary's most desirable neighborhoods. With parks, top-rated schools, shopping, and transit all just minutes away, this home checks all the boxes. Opportunities like this don't come up often—reach out today to book a showing!**

Inclusions:
Property Listed By: **Real Broker**

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







