# \$1,025,000 - 2925 Signal Hill Heights Sw, Calgary

MLS® #A2208957

## \$1,025,000

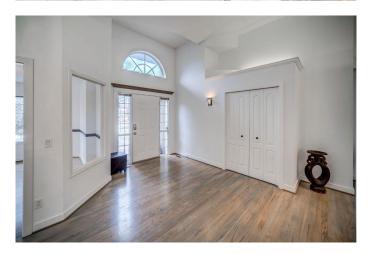
4 Bedroom, 3.00 Bathroom, 2,163 sqft Residential on 0.28 Acres

Signal Hill, Calgary, Alberta

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".\*

#### Built in 1993

### **Essential Information**

MLS® # A2208957 Price \$1,025,000

Bedrooms 4

Bathrooms 3.00

Full Baths 3

Square Footage 2,163 Acres 0.28

Year Built 1993

Type Residential

Sub-Type Detached Style Bungalow

Status Active

## **Community Information**

Address 2925 Signal Hill Heights Sw

Subdivision Signal Hill

City Calgary
County Calgary
Province Alberta

Postal Code T3H2X4

### **Amenities**

Parking Spaces 4

Parking Double Garage Attached

# of Garages 2

#### Interior

Interior Features Quartz Counters, See Remarks, Storage

Appliances Built-In Oven, Central Air Conditioner, Dishwasher, Microwave,

Refrigerator, Washer/Dryer, Electric Cooktop

Heating In Floor, Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas

Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features Balcony

Lot Description Backs on to Park/Green Space, Irregular Lot, Landscaped, Many Trees,

No Neighbours Behind, See Remarks, Cul-De-Sac

Roof Asphalt Shingle

Construction Stucco

Foundation Poured Concrete

#### Additional Information

Date Listed April 5th, 2025

Days on Market 56

Zoning R-CG

## **Listing Details**

Listing Office RE/MAX Real Estate (Central)

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.