

# \$759,000 - 311 Signal Hill Place Sw, Calgary

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MLS® #A2213738

## \$759,000

4 Bedroom, 3.00 Bathroom, 1,356 sqft

Residential on 0.20 Acres

Signal Hill, Calgary, Alberta

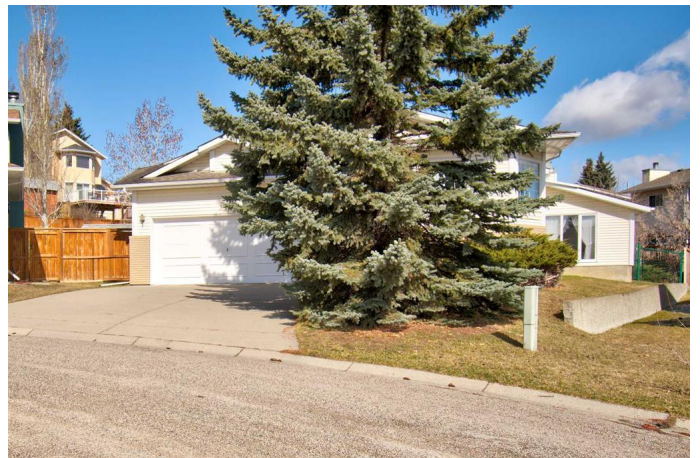
Located in a great community in a quiet cul-de-sac location this bright & cheery bi-level has been immaculately kept. The main level features an open dining room, a sunny living room with a baby grand piano (the piano can be included in the sale); the kitchen & eating area overlook into the lower level. The kitchen has a pantry & a window with a nice view of the huge backyard & a door leading to a newer deck. The large primary bedroom offers a peaceful retreat with a spacious ensuite to pamper yourself. The second bedroom is a nice size & across the hall from a 4 piece main bathroom. The lower level has an expansive entertainment area with lots of bookcases including a projector screen & features a gas fireplace. There are 2 more bedrooms, another 4 piece bathroom & the laundry/utility room in the lower level. A double attached garage with parking for 2 cars on the driveway.

This home has been enjoyed by the current owner since 1994 & this is a great opportunity for you to make it your own.

Built in 1989

## Essential Information

MLS® #	A2213738
Price	\$759,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3



Square Footage	1,356
Acres	0.20
Year Built	1989
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### **Community Information**

Address	311 Signal Hill Place Sw
Subdivision	Signal Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 2M5

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Bookcases
Appliances	Dishwasher, Dryer, Electric Range, Refrigerator, Washer
Heating	Forced Air, Standard
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Basement
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Other
Lot Description	Garden, Pie Shaped Lot, Cul-De-Sac
Roof	Asphalt
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 23rd, 2025
Days on Market	28
Zoning	R-C1

## **Listing Details**

Listing Office	MaxWell Capital Realty
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