



**12 Signal Hill Lane SW
Calgary, Alberta**

MLS # A2299943



\$585,000

Division:	Signal Hill		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow-Villa		
Size:	1,404 sq.ft.	Age:	1997 (29 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway, Garage Door Opener		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space, No Neighbours Behind		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 704
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	M-CG d27
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Closet Organizers, French Door, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Storage, Walk-In Closet(s)		
Inclusions:	N/A		

What a great home to make your own and enjoy! This Signal Hill semi-detached villa offers so many benefits – An excellent layout with spacious rooms, 9' ceilings, main-floor laundry, loads of windows, and a double attached garage - all in a sought-after, convenient yet private, west-side location. The central living space is open and airy, yet cozy and inviting – warmed by a gas fireplace. No homes behind this villa means there's extra privacy and plenty of unobstructed blue sky in sight. An 11' x 7.5' SF balcony, located off the living room, expands the living space, along with a sun-drenched den accessible through French doors. The expansive primary suite offers plenty of space to relax, a generous ensuite with a separate walk-in shower and soaking tub, plus a large walk-in closet. There's also a main floor guest bathroom and laundry. A formal dining space and a kitchen breakfast nook are both open to the kitchen. Bright, open, and well-laid out, the main floor totals a generous 1400 SF plus a double attached garage. Downstairs, you'll find a huge family room with a second fireplace and walkout access to the private, covered patio. There is also a sizable guest bedroom and full bathroom, a 12.5' x 15' storage room (with development potential), a cold room, and a utility room. Overall, with almost 2400 SF of developed space and another 350 SF of storage space, there's not much you won't have space for! This one-owner home has been gently used and well-maintained, with a 2018 furnace replacement and a new 2026 hot water tank. Come see why this is such a treasured place to live. Picture yourself in this idyllic home and explore the nearby amenities, including walking and biking paths, Signal Hill shopping, Westside Rec Centre, grocery stores, restaurants, schools, parks, and recreational amenities. Don't miss out

– call to book a showing today!