



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

12 Signal Ridge Court SW
Calgary, Alberta

MLS # A2313886



\$979,900

Division:	Signal Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,248 sq.ft.	Age:	1987 (39 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Front Yard, Irregular Lot, No Back Lane, No Neighb		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Ceramic Tile, Hardwood, Linoleum	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Concrete, Mixed, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Recessed Lighting, Separate Entrance, Soaking Tub, Vinyl Windows, Walk-In Closet(s), Wood Windows

Inclusions: All contents of the property.

OPEN HOUSE JUNE 6 3:30-5:30 PM

Exceptional opportunity in sought-after Signal Ridge with stunning downtown views and a fully developed walkout basement. Located in a quiet Cul-De-Sac, this spacious 5-bedroom, 3.5-bath home offers 3 levels of functional living space, including 2 kitchens and separate laundry up and down, creating excellent flexibility for extended family or mortgage helper (illegal suite). The location is hard to beat — steps from parks, pathways, playgrounds, baseball diamonds, soccer fields, transit, shopping, restaurants, coffee shops, excellent schools (CBE, Catholic, Private) and with excellent access to downtown and major roads. The home offers a desirable layout, presenting an excellent opportunity for a buyer to personalize and modernize the space to their own style. A rare chance to add value and customize a large walkout property in one of Calgary's most desirable west-side communities. Ideal for renovators, investors, or buyers looking to build equity in a premium location. Conditionally sold. Sale is subject to buyer completing the sale of their property. Backup offers may be considered during the conditional period.