



GRASSROOTS
REALTY GROUP

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2709 Signal Hill Bay SW
Calgary, Alberta

MLS # A2338748



\$1,049,000

Division:	Signal Hill		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,896 sq.ft.	Age:	1988 (38 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Corner Lot, Cul-De-Sac, Few Trees, Front Yard, Landscaped, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Concrete, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Closet Organizers, High Ceilings, Quartz Counters, Vaulted Ceiling(s)		
Inclusions:	None		

Welcome to this impressive detached home situated on a quiet cul-de-sac corner lot in sought-after Signal Hill. This versatile 4-level split floor plan offers 5 bedrooms, 3 full bathrooms, and expansive living and family areas designed for hosting, relaxing, or multi-generational living. Enjoy unbeatable convenience with local playgrounds, parks, and top-rated West Calgary schools nearby. Major shopping and dining at Signal Hill Centre and Westhills Towne Centre are just minutes away, while quick access to the 69th Street LRT station makes commuting to Downtown Calgary a breeze. A perfect blend of space, location, and lifestyle!