

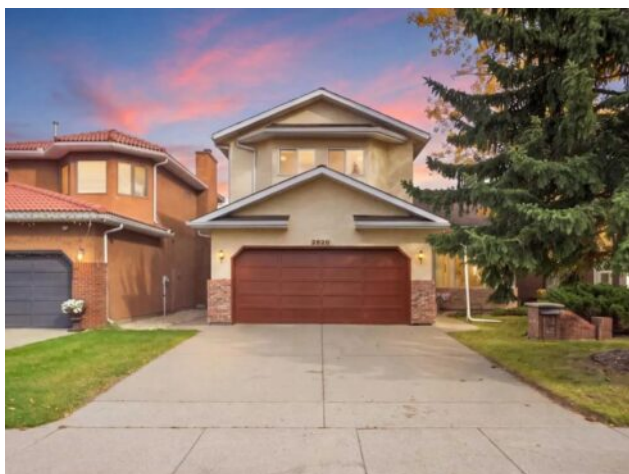


GRASSROOTS
REALTY GROUP

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2820 Signal Hill Drive SW
Calgary, Alberta

MLS # A2341469



\$750,000

Division:	Signal Hill		
Type:	Residential/House		
Style:	2 Storey Split		
Size:	1,906 sq.ft.	Age:	1989 (37 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Double Vanity, High Ceilings, See Remarks, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: - All goods included, as is where is.

Proudly offered for sale by the original owners, this well-maintained family home is ready for its next chapter. Located in the popular community of Signal Hill, this is a wonderful opportunity for a buyer looking for a solid home in an established neighbourhood, with the opportunity to update and personalize it to their own taste and style. With three bedrooms upstairs, a bright and functional layout, and a walkout lower level, there is plenty of space for a growing family. The home has been lovingly cared for over the years, and some of the important updates have already been taken care of — including a new roof and eaves in 2020, PEX plumbing replacing the original Poly-B, a newer furnace, some newer windows, and granite countertops. Step outside to enjoy the beautifully landscaped backyard, complete with a newer fence and rear deck. The walkout provides easy access to this private outdoor space and adds even more potential to the lower level. Lovingly cared for by the original owners, this home has been enjoyed by their family for many years. Now it is ready for its next chapter and offers a wonderful opportunity for a new owner to make it their own over time. There is something special about finding a home in such a great neighbourhood, with the space, yard and location already in place, and then adding your own personal touch. And the location? It’s hard to beat. Signal Hill is a sought-after family community close to schools, parks, shopping, public transit and the LRT, with easy access to downtown and major routes throughout the city. Original owners. Well cared for. Great updates already completed. Fantastic location. And plenty of opportunity to make it yours. This could be the one you’ve been waiting for. Quick Possession Possible.

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