



GRASSROOTS
REALTY GROUP

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2634 Signal Hill Heights SW
Calgary, Alberta

MLS # A2344259



\$619,000

Division:	Signal Hill		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,301 sq.ft.	Age:	1997 (29 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Back Yard, Front Yard, Interior Lot, Landscaped, Lawn, Low Maintenance Land		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 665
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-CG d27
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Ceiling Fan(s), French Door, High Ceilings, Jetted Tub, Kitchen Island, Laminate Counters, Open Floorplan, Soaking Tub, Storage		
Inclusions:	n/a		

Rare opportunity to own this beautifully maintained bungalow-style villa in the highly sought-after community of Signal Hill. Perfectly positioned across from a sprawling park and playground, this home offers the ideal combination of comfort, convenience, and the carefree lifestyle that comes with villa living. Designed for easy main-floor living, the bright and inviting floor plan features soaring vaulted ceilings, a spacious front living room and formal dining area, and a welcoming family room with a cozy gas fireplace. The well-appointed kitchen offers a central island, ample cabinetry, and a sunny breakfast nook with patio doors leading to a large east-facing deck—perfect for morning coffee, entertaining, or simply relaxing outdoors. The spacious primary suite features a walk-in closet and private 4-piece ensuite, while main floor laundry and a convenient 2-piece powder room add everyday functionality. The fully developed walkout lower level expands your living space with a large family room featuring a second gas fireplace, a generous guest bedroom, a versatile den ideal for a home office, fitness room, or hobby space, and an oversized 4-piece bathroom complete with a luxurious soaker tub. A double attached garage, two gas fireplaces, and the convenience of low-maintenance villa living make this home an exceptional opportunity. Spend your weekends travelling, golfing, enjoying nearby walking paths. Signal Hill is one of Calgary's most desirable West Side communities, offering a welcoming neighbourhood atmosphere with mature landscaping, beautiful parks, walking and cycling pathways. Residents appreciate the close-knit feel of the community while enjoying every urban convenience just minutes away. Westhills Towne Centre and Signal Hill Centre offer grocery stores, boutique shopping, restaurants, cafés, professional services, and

entertainment, while nearby recreation facilities, golf courses, and fitness centres support an active lifestyle. Families benefit from excellent public and private schools, and commuters enjoy convenient access to downtown via Bow Trail, Sarcee Trail, and the West LRT. When adventure calls, Calgary's ring road provides an easy escape to Kananaskis Country and the Rocky Mountains for hiking, skiing, and weekend getaways. Whether you're downsizing, travelling more, or simply looking for the freedom of a lock-and-leave lifestyle without compromising on space or location, this exceptional villa offers the perfect place to call home.