

**2820 Signal Hill Heights SW**  
**Calgary, Alberta**

**MLS # A2201957**



**\$774,800**

<b>Division:</b>	Signal Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,496 sq.ft.	<b>Age:</b>	1989 (36 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	City Lot, Front Yard, Lawn, Level, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Jetted Tub, No Animal Home, No Smoking Home, Pantry, Vinyl Windows		

**Inclusions:** central vacume, cabinet in ensuite

**\*\*OPEN HOUSE SATURDAY, MARCH 15 FROM 1:00-3:00PM AND SUNDAY, MARCH 16 FROM NOON - 2:00PM\*\*** Welcome to 2820 Signal Hill Heights, located in the highly desirable southwest Calgary community of Signal Hill. This stunning home, situated on a walk-out lot, is ready for its next happy family. Step inside to discover a cozy great room featuring bright east-facing windows and elegant lighted tray ceilings, creating a warm and inviting atmosphere for both family and guests. The bright eat-in kitchen leads out to a raised deck with breathtaking downtown views. The main floor also includes a versatile dining/flex room and a spacious two-piece bathroom. Upstairs, you'll find three beautiful bedrooms, including the expansive primary suite with double closets, along with a stylish and functional main bathroom with ensuite access. The fully developed basement is a fantastic bonus, ideal for visiting family, busy teens, or a nanny space. It features a generously sized bedroom and a newly renovated full bathroom as well as a living area with direct access to the back yard through patio doors. With a lengthy list of recent upgrades including a new roof, new windows, all new PEX plumbing, new appliances and light fixtures, 2820 Signal Hill Heights is completely move-in ready. The neighborhood offers unparalleled amenities, including nearby schools, parks, baseball diamonds, tennis courts, and easy walking access to a variety of shops, restaurants, and services. This home is perfect for buyers of all sizes and lifestyles. Welcome home!