

\$759,000 - 311 Signal Hill Place Sw, Calgary

MLS® #A2213738

\$759,000

4 Bedroom, 3.00 Bathroom, 1,356 sqft

Residential on 0.20 Acres

Signal Hill, Calgary, Alberta

Located in a great community in a quiet cul-de-sac location this bright & cheery bi-level has been immaculately kept. The main level features an open dining room, a sunny living room with a baby grand piano (the piano can be included in the sale); the kitchen & eating area overlook into the lower level. The kitchen has a pantry & a window with a nice view of the huge backyard & a door leading to a newer deck. The large primary bedroom offers a peaceful retreat with a spacious ensuite to pamper yourself. The second bedroom is a nice size & across the hall from a 4 piece main bathroom. The lower level has an expansive entertainment area with lots of bookcases including a projector screen & features a gas fireplace. There are 2 more bedrooms, another 4 piece bathroom & the laundry/utility room in the lower level. A double attached garage with parking for 2 cars on the driveway.

This home has been enjoyed by the current owner since 1994 & this is a great opportunity for you to make it your own.

Built in 1989

Essential Information

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|------------|-----------|
| MLS® # | A2213738 |
| Price | \$759,000 |
| Bedrooms | 4 |
| Bathrooms | 3.00 |
| Full Baths | 3 |



| | |
|----------------|-------------|
| Square Footage | 1,356 |
| Acres | 0.20 |
| Year Built | 1989 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Bi-Level |
| Status | Active |

Community Information

| | |
|-------------|--------------------------|
| Address | 311 Signal Hill Place Sw |
| Subdivision | Signal Hill |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3H 2M5 |

Amenities

| | |
|----------------|------------------------|
| Parking Spaces | 4 |
| Parking | Double Garage Attached |
| # of Garages | 2 |

Interior

| | |
|-------------------|---|
| Interior Features | Bookcases |
| Appliances | Dishwasher, Dryer, Electric Range, Refrigerator, Washer |
| Heating | Forced Air, Standard |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas, Basement |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|------------------------------------|
| Exterior Features | Other |
| Lot Description | Garden, Pie Shaped Lot, Cul-De-Sac |
| Roof | Asphalt |
| Construction | Brick, Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|------------------|
| Date Listed | April 23rd, 2025 |
| Days on Market | 27 |
| Zoning | R-C1 |

Listing Details

| | |
|----------------|------------------------|
| Listing Office | MaxWell Capital Realty |
|----------------|------------------------|

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