# \$875,000 - 3239 Signal Hill Drive Sw, Calgary

MLS® #A2204283

### \$875,000

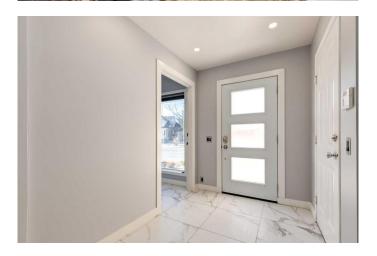
4 Bedroom, 3.00 Bathroom, 1,444 sqft Residential on 0.12 Acres

Signal Hill, Calgary, Alberta

Renovated reverse bungalow in the highly desirable community of Signal Hill, perfect for multigenerational living or a home-based business. This beautifully updated and freshly painted home features a grand tiled foyer with a soaring open-to-above entrance, filled with natural light from large south-facing windows. The fully remodelled upper level boasts an open-concept kitchen with stainless steel appliances, granite countertops, and a custom backsplash. A spacious living room with a cozy gas fireplace creates an inviting space for entertaining, while the dining area offers direct access to the rear deck. The primary suite includes a walk-in closet and a spa-like ensuite, complemented by a second bedroom and a full bathroom with a custom steam shower. A main floor office/den and convenient upper-level laundry enhance the home's functionality. The fully developed walkout lower level features a second kitchen, a massive living/rec room, two large bedrooms, a full bathroom, and separate laundry, making it ideal for extended family or rental potential. The backyard is designed for relaxation and entertaining, with a custom stamped concrete patio perfect for summer gatherings. Recent updates include a newer roof, washer and dryer (upstairs), fridge (upstairs), dishwashers (up and down), and a newer basement cooktop. The home also boasts a double attached heated garage and an AC unit. Conveniently located just minutes from the 69th Street LRT Station, Westside







Rec Centre, top-rated schools, and shopping, this move-in-ready home offers incredible versatility in one of the city's most sought-after neighbourhoods.

#### Built in 2001

### **Essential Information**

MLS® # A2204283 Price \$875,000

Bedrooms 4
Bathrooms 3.00
Full Baths 3

Square Footage 1,444
Acres 0.12
Year Built 2001

Type Residential
Sub-Type Detached
Style Bungalow

Status Active

## **Community Information**

Address 3239 Signal Hill Drive Sw

Subdivision Signal Hill
City Calgary
County Calgary
Province Alberta
Postal Code T3H 3T4

#### **Amenities**

Parking Spaces 4

Parking Double Garage Attached

# of Garages 2

### Interior

Interior Features Ceiling Fan(s), Chandelier, Closet Organizers, Kitchen Island, Open

Floorplan, Recessed Lighting, Walk-In Closet(s)

Appliances Central Air Conditioner, Dishwasher, Electric Cooktop, Garage

Control(s), Gas Range, Microwave, Refrigerator, Washer/Dryer

Heating Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Dining Room, Gas, Mantle, Tile

Has Basement Yes

Basement Finished, Full, Suite

#### **Exterior**

Exterior Features Garden, Lighting

Lot Description Back Yard, Gazebo, Landscaped, Rectangular Lot, Treed

Roof Asphalt Shingle

Construction Stucco, Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed March 21st, 2025

Days on Market 40

Zoning R-CG

## **Listing Details**

Listing Office eXp Realty

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