

# \$1,025,000 - 2925 Signal Hill Heights Sw, Calgary

MLS® #A2208957

**\$1,025,000**

4 Bedroom, 3.00 Bathroom, 2,163 sqft

Residential on 0.28 Acres

Signal Hill, Calgary, Alberta

Please note this home is a Judicial Listing, and the home will be sold "As is". This large upgraded bungalow features central air conditioning and a grade-level walkout, opening to a spacious yard on an expansive 12,270 sq ft lot. Vaulted ceilings and large windows over the entry flood the home with natural light, creating a bright and inviting atmosphere. Thoughtfully designed, the home blends openness with subtle partitioned areas, allowing the kitchen, living room, and formal dining room to flow seamlessly into the foyer. A central skylight further enhances the natural light from all directions. The layout also cleverly dampens acoustics, ensuring activities in one area don't disturb those in another. The deck off the kitchen offers easy access to the yard and ideal for summer entertaining. The main floor features a spacious primary bedroom with a 5-piece en-suite, including a soaker tub, dual vanities, and a large walk-in closet. Two additional bedrooms, a 4-piece bathroom, and a convenient laundry/mudroom off the garage complete the main floor. The walk-out basement feels more like a bright living space than a basement, with in-floor heating, two additional bedrooms, a 4-piece bathroom, a large rec room, a studio, a sunroom, and a hot tub room (unfinished). Enjoy two expansive decks, ample under-deck storage, and a lush yard with mature trees and shrubs. The location also provides easy access to community amenities, including tennis and basketball courts, as well as



several leisure centres and parks. This unique home has undergone numerous upgrades, including a remodelled kitchen, renovated bathroom, newer plumbing, a newer roof, and upgraded appliances. \*Please note this home is a Judicial Listing, and the home will be sold "As is".\*

Built in 1993

### Essential Information

MLS® #	A2208957
Price	\$1,025,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,163
Acres	0.28
Year Built	1993
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	2925 Signal Hill Heights Sw
Subdivision	Signal Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H2X4

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Quartz Counters, See Remarks, Storage
-------------------	---------------------------------------

Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Microwave, Refrigerator, Washer/Dryer, Electric Cooktop
Heating	In Floor, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Balcony
Lot Description	Backs on to Park/Green Space, Irregular Lot, Landscaped, Many Trees, No Neighbours Behind, See Remarks, Cul-De-Sac
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

## Additional Information

Date Listed	April 5th, 2025
Days on Market	38
Zoning	R-CG

## Listing Details

Listing Office	RE/MAX Real Estate (Central)
----------------	------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.