

# \$925,000 - 8 Signature Point Sw, Calgary

MLS® #A2209299

**\$925,000**

4 Bedroom, 3.00 Bathroom, 2,065 sqft

Residential on 0.13 Acres

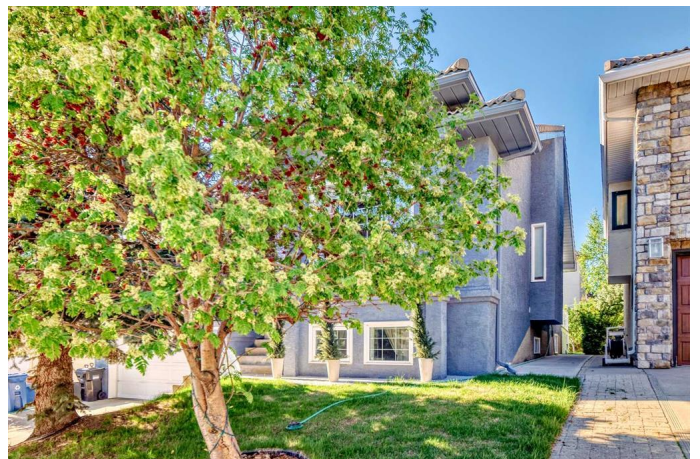
Signal Hill, Calgary, Alberta

Welcome to this original owner home located in one of the most sought after neighbourhoods, Signal Hill. This fine home features vaulted ceilings, large living and dining room with gleaming hardwood flooring. Gourmet kitchen with large island and nook overlooking the family room with cozy wood burning fireplace. There are three full bedrooms including the master bedroom which features a 5 piece en-suite bathroom. The basement has a huge recreation/party room with wet bar, a fourth bedroom and extra three piece full bathroom. Access to your sunny south facing deck off the kitchen nook takes you to your own backyard oasis featuring many fruit bearing trees and raised planters, great for gardening. Stucco exterior and tile roof for low maintenance living. Call today to view this fine home and make it your own.

Built in 1992

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2209299  |
| Price          | \$925,000 |
| Bedrooms       | 4         |
| Bathrooms      | 3.00      |
| Full Baths     | 3         |
| Square Footage | 2,065     |
| Acres          | 0.13      |
| Year Built     | 1992      |



|          |             |
|----------|-------------|
| Type     | Residential |
| Sub-Type | Detached    |
| Style    | Bungalow    |
| Status   | Active      |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 8 Signature Point Sw |
| Subdivision | Signal Hill          |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T3H 2Y2              |

### Amenities

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

### Interior

|                   |                                                                                                                              |
|-------------------|------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), High Ceilings, Kitchen Island, Vaulted Ceiling(s), Bar                                                       |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Bar Fridge, Garage Control(s) |
| Heating           | Forced Air, Natural Gas                                                                                                      |
| Cooling           | None                                                                                                                         |
| Fireplace         | Yes                                                                                                                          |
| # of Fireplaces   | 1                                                                                                                            |
| Fireplaces        | Gas, Wood Burning                                                                                                            |
| Has Basement      | Yes                                                                                                                          |
| Basement          | Finished, See Remarks                                                                                                        |

### Exterior

|                   |                                                     |
|-------------------|-----------------------------------------------------|
| Exterior Features | Garden                                              |
| Lot Description   | Back Yard, Landscaped, Fruit Trees/Shrub(s), Garden |
| Roof              | Tile                                                |
| Construction      | Stucco                                              |
| Foundation        | Poured Concrete                                     |

### Additional Information

|             |                |
|-------------|----------------|
| Date Listed | May 31st, 2025 |
|-------------|----------------|

|                |      |
|----------------|------|
| Days on Market | 106  |
| Zoning         | R-CG |

## **Listing Details**

|                |                                |
|----------------|--------------------------------|
| Listing Office | Real Estate Professionals Inc. |
|----------------|--------------------------------|

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