

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

MLS® #A2204283

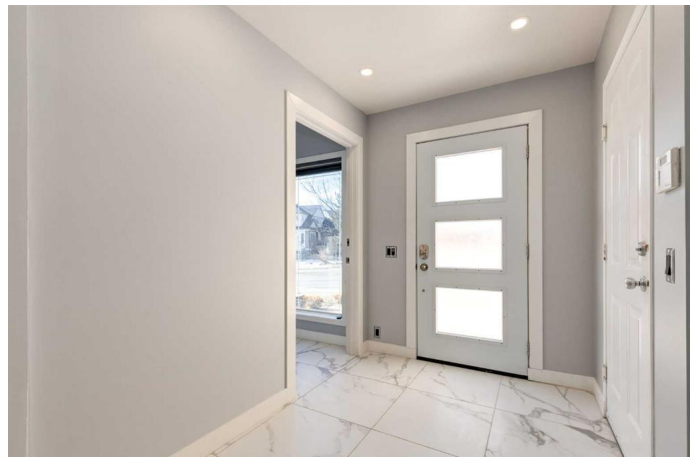
**\$875,000**

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	Gas, Mantle, Tile, Dining Room
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	31
Zoning	R-CG

## Listing Details

Listing Office	eXp Realty
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