

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

MLS® #A2204283

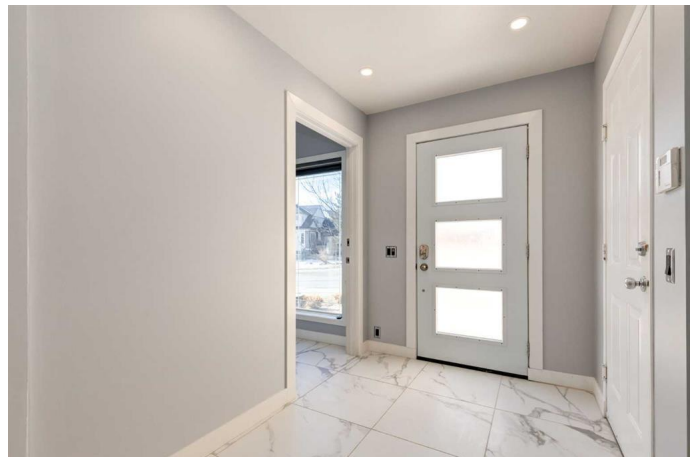
**\$875,000**

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, Garage Control(s), Gas Range, Microwave, Refrigerator, Washer/Dryer, Electric Cooktop |

|                 |                                |
|-----------------|--------------------------------|
| Heating         | Forced Air, Natural Gas        |
| Cooling         | Central Air                    |
| Fireplace       | Yes                            |
| # of Fireplaces | 1                              |
| Fireplaces      | Gas, Dining Room, Mantle, Tile |
| Has Basement    | Yes                            |
| Basement        | Finished, Full, Suite          |

## Exterior

|                   |                                                       |
|-------------------|-------------------------------------------------------|
| Exterior Features | Garden, Lighting                                      |
| Lot Description   | Back Yard, Landscaped, Rectangular Lot, Gazebo, Treed |
| Roof              | Asphalt Shingle                                       |
| Construction      | Stucco, Wood Frame                                    |
| Foundation        | Poured Concrete                                       |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 21st, 2025 |
| Days on Market | 37               |
| Zoning         | R-CG             |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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