

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

MLS® #A2204283

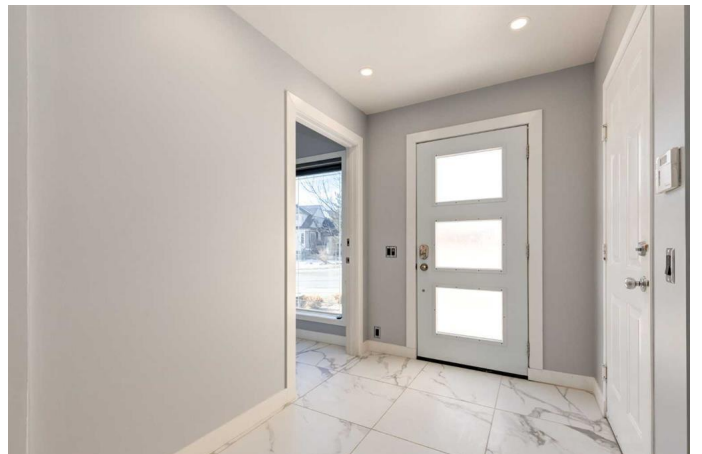
\$875,000

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

Signal Hill, Calgary, Alberta

****OPEN HOUSE - Sat Apr 5**

(2-4pm)**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 | 13 |
| Zoning | R-CG |

Listing Details

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

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