

\$799,900 - 311 Signal Hill Place Sw, Calgary

MLS® #A2213738

\$799,900

4 Bedroom, 3.00 Bathroom, 1,356 sqft

Residential on 0.20 Acres

Signal Hill, Calgary, Alberta

Located in a great community in a quiet cul-de-sac location this bright & cheery bi-level has been immaculately kept. The main level features an open dining room, a sunny living room with a baby grand piano (the piano can be included in the sale); the kitchen & eating area overlook into the lower level. The kitchen has a pantry & a window with a nice view of the huge backyard & a door leading to a newer deck. The large primary bedroom offers a peaceful retreat with a spacious ensuite to pamper yourself. The second bedroom is a nice size & across the hall from a 4 piece main bathroom. The lower level has an expansive entertainment area with lots of bookcases including a projector screen & features a gas fireplace. There are 2 more bedrooms, another 4 piece bathroom & the laundry/utility room in the lower level. A double attached garage with parking for 2 cars on the driveway.

This home has been enjoyed by the current owner since 1994 & this is a great opportunity for you to make it your own.

Built in 1989

Essential Information

MLS® #	A2213738
Price	\$799,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3



Square Footage	1,356
Acres	0.20
Year Built	1989
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information

Address	311 Signal Hill Place Sw
Subdivision	Signal Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 2M5

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Bookcases
Appliances	Dishwasher, Dryer, Electric Range, Refrigerator, Washer
Heating	Forced Air, Standard
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Basement, Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	Cul-De-Sac, Garden, Pie Shaped Lot
Roof	Asphalt
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 23rd, 2025
Days on Market	8
Zoning	R-C1

Listing Details

Listing Office	MaxWell Capital Realty
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.