



## 3239 Signal Hill Drive Calgary Alberta

\$875,000

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. (id:6769)

Family room 5.42 Ft x 6.50 Ft

Kitchen 5.42 Ft x 6.50 Ft

Bedroom 5.42 Ft x 6.50 Ft

Bedroom 5.42 Ft x 6.50 Ft

4pc Bathroom 5.42 Ft x 6.50 Ft

Laundry room 5.42 Ft x 6.50 Ft

Living room 12.58 Ft x 11.83 Ft

Kitchen 12.33 Ft x 11.67 Ft

Den 10.00 Ft x 9.92 Ft

Primary Bedroom 15.42 Ft x 11.92 Ft

Other 6.92 Ft x 5.92 Ft

4pc Bathroom 12.17 Ft x 7.83 Ft

Bedroom 10.33 Ft x 9.75 Ft

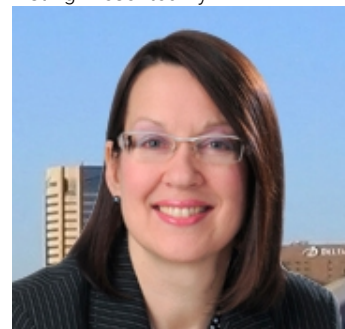
4pc Bathroom 7.83 Ft x 5.42 Ft

Loft 11.92 Ft x 6.17 Ft

Laundry room 6.67 Ft x 5.42 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



Originally Listed by:  
eXp Realty

<https://www.popowichrealestate.com/>

**RE/MAX**

**RE/MAX REAL ESTATE  
(CENTRAL)**

773 Glenmore rd , Calgary, British  
Columbia, V1V 3B9

Phone: (403) 850-6722  
ctimos@telus.net

