



## 2815 Signal Hill Drive Calgary Alberta

\$799,900

A WELL-MAINTAINED HOME IN A FAMILY FRIENDLY NEIGHBORHOOD. This two-story detached home, in the popular Signal Hill community is situated on a large lot, offering 3 bedrooms, 2.5 bathrooms, 1,930 sq. ft. of above grade living space, and a private backyard. Showing pride of ownership and boasting numerous updates, this property is move-in ready. Recent improvements include: roof shingles replaced (2018), Poly-B piping removed (2018), exterior professionally painted (2018), and a new hot water tank (2022). Conveniently located near shopping, entertainment, parks, transit, and top-rated schools, this home also provides quick access to the Westside Recreation Centre, and Calgary's extensive pathway system. \*\*\* BRIGHT, SPACIOUS & INVITING Step inside to soaring vaulted ceilings and large windows, creating a bright and welcoming living and dining area. French doors lead to the kitchen and casual dining nook, both overlooking the west-facing backyard. The kitchen features stainless steel French-door refrigerator and a double oven slide-in range. Adjacent to the kitchen, the inviting family room features a gas fireplace and patio doors opening onto the expansive deck. Also on the main level are a large half bathroom, a laundry closet with stacked washer and dryer, two coat closets, and direct access to the attached double garage. \*\*\* BEAUTIFULLY UPDATED UPPER LEVEL Upstairs, the spacious primary bedroom offers downtown views, perfect for enjoying the Stampede fireworks or Calgary's changing skyline, along with a generous walk-in closet. The recently renovated ensuite features a double vanity with quartz counters, modern tile flooring, and a stylish shower enclosure. Two additional bedrooms overlook the backyard, and the updated main bathroom showcases a large quartz vanity, beautiful floor and wall tile, and a deep soaker tub with a rainfall shower. \*\*\* F...

Primary Bedroom 13.75 Ft x 15.67 Ft

4pc Bathroom 9.42 Ft x 5.92 Ft

Bedroom 12.42 Ft x 9.50 Ft

Bedroom 14.58 Ft x 9.50 Ft

4pc Bathroom 8.00 Ft x 5.92 Ft

Living room 15.75 Ft x 15.67 Ft

Dining room 17.33 Ft x 10.00 Ft

Kitchen 10.83 Ft x 10.83 Ft

Other 12.83 Ft x 9.25 Ft

Family room 19.42 Ft x 15.92 Ft

2pc Bathroom 8.75 Ft x 6.17 Ft

Listing Presented By:



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**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
cm.mackenzie@shaw.ca

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