



## 7 Signal Hill Terrace Calgary Alberta

\$1,079,000

\*\*\*Open house Sat Sept 6, 2025 1-2:30pm\*\*\*In the heart of Signal Hill a popular community is this grand 2000 sq ft 4 bedroom hillside bungalow. This home is highlighted by features such as central air conditioning, 9 ft high ceiling on both floors, open to above, magnificent curve stares and railing, dark high quality hardwood floor, recently renovation includes: high efficient furnace (2025), additional insulation in the Attic (2024), Toto toilet seat in master suite, WI-FI control lights outside of the front door, office and kids bedrooms, two hot water tanks (4-6 years), Gutter filters, wi-fi remote control heating, cooling system and sprinkler system, garden sensor lights, theater room, wrap-around deck with a view, etc. Beyond the upgraded kitchen, brand new fauset, stove mounted in the granite, built-in wall oven, stainless steel fridge - the large living/entertainment area, main floor laundry, the luxurious ensuite off the master including jacuz hot tub, stand shower and double vanity and sink. The walkout fully finished basement is huge and vast with spacious full bath room, good size bedroom and theater. The huge beautiful yard is a must see gorgeous garden to behold. On a quiet street but near all services like schools, public transportation, parks, and shopping centers. You must have a look in person to appreciate this nice home in excellent condition. You will enjoy this unique bungalow cool in summer and warm in winter. No PolyB for this house. (id:6769)

Bedroom 17.83 Ft x 19.58 Ft

Other 12.25 Ft x 19.67 Ft

Den 13.25 Ft x 17.50 Ft

Foyer 17.42 Ft x 17.42 Ft

Other 11.67 Ft x 7.67 Ft

4pc Bathroom 9.92 Ft x 4.92 Ft

Furnace 9.92 Ft x 15.58 Ft

Kitchen 10.50 Ft x 16.42 Ft

Dining room 11.08 Ft x 17.58 Ft

Family room 23.75 Ft x 31.50 Ft

Bedroom 12.17 Ft x 13.92 Ft

Bedroom 11.08 Ft x 13.33 Ft

Primary Bedroom 14.00 Ft x 15.67 Ft

4pc Bathroom 10.83 Ft x 4.92 Ft

5pc Bathroom 10.83 Ft x 12.33 Ft

Other 5.67 Ft x 9.50 Ft

Listing Presented By:



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