

\$1,398,800 - 329 Signal Hill Point Sw, Calgary

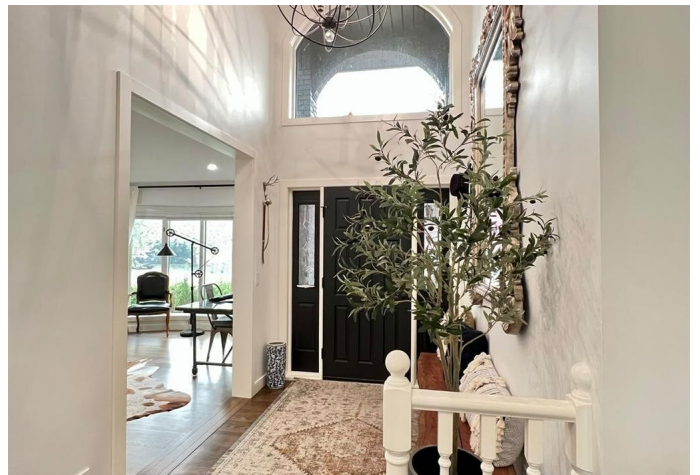
MLS® #A2212198

\$1,398,800

5 Bedroom, 4.00 Bathroom, 2,264 sqft
Residential on 0.16 Acres

Signal Hill, Calgary, Alberta

JUST LISTED IN SIGNAL HILL! This FULLY FINISHED WALKOUT BUNGALOW is on a nearly 7000 SF LOT with a SUNNY WEST FACING BACKYARD and INCREDIBLE MOUNTAINS VIEWS! The HEATED TRIPLE ATTACHED GARAGE is long enough to fit 3 full sized trucks and has a HIGH DOOR BAY for an RV. QUIET CUL-DE-SAC LOCATION and SHORT WALKING DISTANCE TO BATTALION PARK SCHOOL, LRT STATION, ERNEST MANNING HIGH SCHOOL, WESTSIDE REC CENTRE, and WESTHILLS SHOPPING. Amazing floor plan including 3 BEDROOMS & WORK FROM HOME OFFICE on the main level. SPA-like primary bedroom ensuite with DUAL SINKS, HEATED FLOORS, SOAKER TUB, 2 RAINFALL SHOWER-HEADS, and large walk-in closet. HIGH VAULTED CEILINGS, HARDWOOD FLOORING, WHITE KITCHEN with CEILING HEIGHT CABINETS, BUILT-IN OVEN, HUGE ISLAND, QUARTZ COUNTERTOPS, and a good sized pantry. Large dining space, wood burning fireplace, CUSTOM BUILT-INS, and a BEAUTIFUL MUDROOM with a DOG WASH! The lower WALKOUT LEVEL is a wide open floor plan with HIGH 9'™ CEILINGS, a huge recreation room, 2 large bedrooms, 4 PCE bathroom, WET BAR, gas fireplace, and a separate storage room! So many extras in this home - CENTRAL AIR CONDITIONING, 2 water heaters, wood spindle railing, flat ceiling texture, maintenance free deck, pot lights, water softener, concrete steps on both sides of



the house, underground sprinklers, landscaped beautifully, the list goes on and on. \$1,398,800. Book your showing today as this property is priced to sell and will not last long!

Built in 1991

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2212198 |
| Price | \$1,398,800 |
| Bedrooms | 5 |
| Bathrooms | 4.00 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 2,264 |
| Acres | 0.16 |
| Year Built | 1991 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|--------------------------|
| Address | 329 Signal Hill Point Sw |
| Subdivision | Signal Hill |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3H 2X6 |

Amenities

| | |
|----------------|--|
| Parking Spaces | 6 |
| Parking | Heated Garage, Insulated, Oversized, See Remarks, Triple Garage Attached |
| # of Garages | 3 |

Interior

| | |
|-------------------|---|
| Interior Features | Bookcases, Built-in Features, Central Vacuum, Double Vanity, High |
|-------------------|---|

| | |
|-----------------|--|
| | Ceilings, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar |
| Appliances | Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Electric Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating | Forced Air, Natural Gas |
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 2 |
| Fireplaces | Gas, Wood Burning |
| Has Basement | Yes |
| Basement | Finished, Walk-Out, See Remarks |

Exterior

| | |
|-------------------|---|
| Exterior Features | Private Entrance, Private Yard |
| Lot Description | Cul-De-Sac, Landscaped, Level, Private, Underground Sprinklers, Views |
| Roof | Clay Tile |
| Construction | Brick, Stucco, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|-------------|------------------|
| Date Listed | April 24th, 2025 |
| Zoning | R-CG |

Listing Details

| | |
|----------------|------------------------------------|
| Listing Office | RE/MAX Real Estate (Mountain View) |
|----------------|------------------------------------|

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