

3223 Signal Hill Drive SW  
Calgary, Alberta

MLS # A2297623



## \$999,000

<b>Division:</b>	Signal Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,596 sq.ft.	<b>Age:</b>	2001 (25 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Heated Garage		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Landscaped, Private, Street Lighting		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Cedar Shake	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s), Wet Bar

**Inclusions:** n/a

We are proud to present this massive, exquisitely renovated front walkout bungalow in the prestigious community of Signal Hill. The lower-level garage gives the ability to maintain a sprawling main floor, while offering 4 bedrooms and 3 bathrooms, this exceptional residence showcases 2,938ft<sup>2</sup> of total refined living space across two beautifully designed levels, including 1,596ft<sup>2</sup> on the main floor. At the heart of the home is a truly showstopping open-concept kitchen—a space that must be experienced to be fully appreciated. Designed for both everyday living and elegant entertaining, it features a 36" induction range, expansive quartz island with eating bar, custom hood fan, pot filler, striking backsplash, and sleek new cabinetry. The primary retreat is a private sanctuary, complete with a spacious walk-in closet and a spa-inspired ensuite. Indulge in the freestanding soaker tub, oversized walk-in shower, rustic vanity, and exquisite tilework—every detail thoughtfully curated to create a calming, luxurious escape. Additional premium features include a heated garage, central air conditioning, modern fireplace, engineered hardwood flooring, triple-pane windows, instant hot water system, new blinds throughout including some with motors, and a high-efficiency furnace with UV air filtration. Privacy film on the windows enhances comfort without sacrificing natural light. A large, secure locked storage room in the basement is available for buyer inspection. Signal Hill has long been one of the city's most sought-after neighbourhoods, rich in both prestige and history. The home's address pays homage to the four Alberta battalions of World War I, who trained at the base of Signal Hill—an enduring legacy commemorated by the iconic glyphs visible from Stoney and Sarcee Trail. Enjoy breathtaking mountain views from the west-facing

balcony, along with proximity to excellent schools, effortless access downtown, and a direct route west to the Rocky Mountains. This is a rare and remarkable offering—a true gem in an iconic location. All permits are in place and available, including electrical, gas, plumbing, framing, and engineering permits. We would be delighted to accommodate your private showing.