

# \$974,900 - 8 Signature Point Sw, Calgary

MLS® #A2209299

**\$974,900**

4 Bedroom, 3.00 Bathroom, 2,065 sqft

Residential on 0.13 Acres

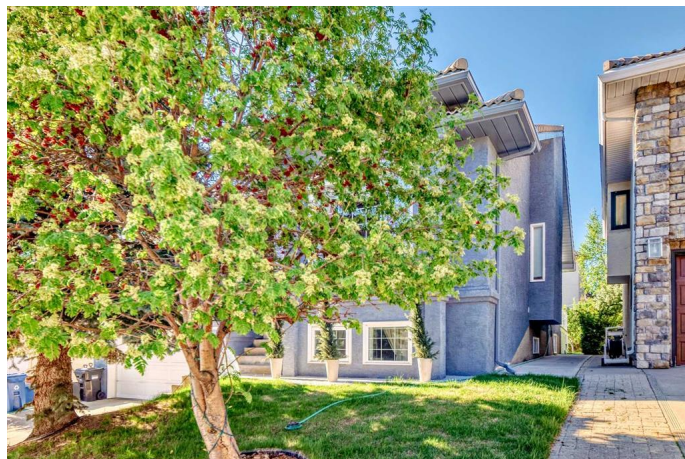
Signal Hill, Calgary, Alberta

Welcome to this original owner home located in one of the most sought after neighbourhoods, Signal Hill. This fine home features vaulted ceilings, large living and dining room with gleaming hardwood flooring. Gourmet kitchen with large island and nook overlooking the family room with cozy wood burning fireplace. There are three full bedrooms including the master bedroom which features a 5 piece en-suite bathroom. The basement has a huge recreation/party room with wet bar, a fourth bedroom and extra three piece full bathroom. Access to your sunny south facing deck off the kitchen nook takes you to your own backyard oasis featuring many fruit bearing trees and raised planters, great for gardening. Stucco exterior and tile roof for low maintenance living. Call today to view this fine home and make it your own.

Built in 1992

## Essential Information

MLS® #	A2209299
Price	\$974,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,065
Acres	0.13
Year Built	1992



Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	8 Signature Point Sw
Subdivision	Signal Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 2Y2

### **Amenities**

Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Bar, Ceiling Fan(s), High Ceilings, Kitchen Island, Vaulted Ceiling(s)
Appliances	Bar Fridge, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Wood Burning
Has Basement	Yes
Basement	Finished, See Remarks

### **Exterior**

Exterior Features	Garden
Lot Description	Back Yard, Flood Plain, Fruit Trees/Shrub(s), Garden, Landscaped
Roof	Tile
Construction	Stucco
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 31st, 2025
-------------	----------------

Days on Market	22
Zoning	R-CG

## **Listing Details**

Listing Office	Real Estate Professionals Inc.
----------------	--------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.