# \$925,000 - 8 Signature Point Sw, Calgary

MLS® #A2209299

## \$925,000

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 \$925,000

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 Ceiling Fan(s), High Ceilings, Kitchen Island, Vaulted Ceiling(s), Bar

Appliances Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator,

Washer, Window Coverings, Bar Fridge, Garage Control(s)

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, Landscaped, Fruit Trees/Shrub(s), Garden

Roof Tile
Construction Stucco

Foundation Poured Concrete

#### **Additional Information**

Date Listed May 31st, 2025

Days on Market 157
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.