

# \$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
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	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, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Electric Cooktop
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, Views, Underground Sprinklers
Roof	Clay Tile
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 24th, 2025
Days on Market	1
Zoning	R-CG

## Listing Details

Listing Office	RE/MAX Real Estate (Mountain View)
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