

# \$550,000 - 15 Signal Hill Lane Sw, Calgary

MLS® #A2241635

**\$550,000**

2 Bedroom, 3.00 Bathroom, 1,269 sqft

Residential on 0.00 Acres

Signal Hill, Calgary, Alberta

Welcome to your dream home in the prestigious Signal Hill Villas! This stunning bungalow-style villa offers over 2,000 sq ft of beautifully designed living space, blending elegance and comfort. Featuring two spacious bedrooms, 9-foot ceilings, and abundant natural light, this home creates an inviting atmosphere. The well-appointed kitchen is perfect for culinary enthusiasts, while the cozy gas fireplace adds warmth to the open-concept living area. Step outside to a private rear deck, ideal for entertaining or relaxing in the serene, well-landscaped community. The finished basement provides additional space for your lifestyle needs, and the double car garage ensures convenience. Stay comfortable year-round with air conditioning. Perfectly located just minutes from shopping, Sunterra, and public transit, with a 15-minute walk to the LRT station, this villa offers easy access to downtown and major routes. Enjoy the benefits of a well-managed, meticulously maintained community. Don't miss this opportunity to own a bright, spacious, and modern villa with everything at your fingertips!

Built in 1997

## Essential Information

MLS® # A2241635

Price \$550,000



Bedrooms	2
Bathrooms	3.00
Full Baths	3
Square Footage	1,269
Acres	0.00
Year Built	1997
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bungalow
Status	Active

### **Community Information**

Address	15 Signal Hill Lane Sw
Subdivision	Signal Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H3N8

### **Amenities**

Amenities	None
Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Storage
Appliances	Electric Stove, Microwave, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas, Mantle
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	None
Lot Description	Landscaped

Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	August 5th, 2025
Days on Market	2
Zoning	M-CG d27
HOA Fees Freq.	MON

### **Listing Details**

Listing Office	RE/MAX House of Real Estate
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