

## 19 Signature Villas SW Calgary, Alberta

MLS # A2273041

# \$550,000



<b>Division:</b>	Signal Hill		
<b>Type:</b>	Residential/Triplex		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,244 sq.ft.	<b>Age:</b>	1997 (28 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Views		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Clay Tile	<b>Condo Fee:</b>	\$ 610
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Granite Counters, No Animal Home, No Smoking Home, Skylight(s), Vaulted Ceiling(s)		

**Inclusions:** Camera system installed in the house for elder womans family to keep an eye on her. Connects to wifi.

Welcome home to this lovely, fully updated walkout bungalow in the heart of Signal Hill, away from all the traffic and noise. This spacious 3 bedroom home features vaulted ceilings, a developed walkout basement, hardwood flooring on the main, and a large patio with an amazing, south facing view of downtown. The generous main floor offers multiple spaces for entertaining, including both an eating nook and a separate formal dining area; all without sacrificing any space in the ample living room. The kitchen features granite countertops and laminate flooring, and conveniently leads from the eating nook out to the upper deck to enjoy your morning coffee in nature. The roomy master bedroom offers plenty of space with an ensuite that boasts both a soaker tub and a walk-in shower. In the basement enjoy a media room with a cozy gas fireplace for those cold winter nights, and a larger than normal third bedroom. The walkout leads to a large covered concrete pad, with lots of trees for privacy. Jump on the chance to live in this quiet neighbourhood, as this home won't last long!