

# \$675,000 - 12 Signature Manor Sw, Calgary

MLS® #A2222122

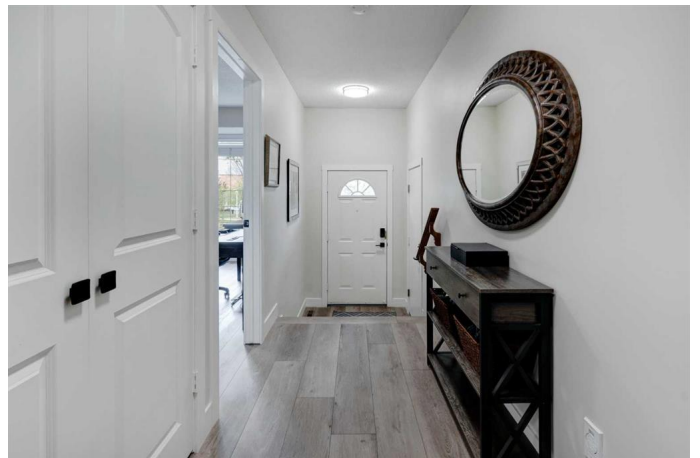
**\$675,000**

3 Bedroom, 3.00 Bathroom, 1,255 sqft

Residential on 0.12 Acres

Signal Hill, Calgary, Alberta

Enjoy your luxurious easy-care villa lifestyle in this recently and substantially updated end unit bungalow. Convenient, peaceful, private location just a short stroll to coffee shops, Sunterra, restaurants, Scirocco LRT, Westside Rec Centre, natural ravine and walking/bike paths. All new, redesigned kitchen in 2021 with new cabinets, granite counters, and appliances including an induction top with air fryer double oven. Big bright windows spilling natural light into the kitchen/eating areas and the generous sized vaulted dining and living areas. Stylish french doors open onto a large private tree encased deck (gas BBQ line). New easy care luxury vinyl plank flooring throughout the main level, 2 roomy bedrooms, (2nd B.R. is currently a front of house den), main floor laundry, and a nice size foyer to welcome your friends and family! Fully finished lower level with 17' x 16' family room, expansive 17' x 14' third bedroom, updated 4-piece bath, and handy 13' x 8' hobby room/workshop with a bright window. Other notable upgrades: poly b pipes replaced ~23, Hot water tank ~23, Bosch dishwasher ~23, easy care vinyl flooring, door casing and baseboards ~21, door hardware upper level ~25. NOTE the 2 furnaces -each floor has its own thermostat, serviced and cleaned ~24. Truly an impressive, updated home in a quiet well cared for complex. Just move in, relax and enjoy! Click on 3D for interactive floorplan.



Built in 1997

## Essential Information

MLS® #	A2222122
Price	\$675,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,255
Acres	0.12
Year Built	1997
Type	Residential
Sub-Type	Row/Townhouse
Style	Side by Side, Villa
Status	Active

## Community Information

Address	12 Signature Manor Sw
Subdivision	Signal Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H3P5

## Amenities

Amenities	Visitor Parking
Parking Spaces	4
Parking	Double Garage Attached, Insulated
# of Garages	2

## Interior

Interior Features	Breakfast Bar, See Remarks, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dryer, Refrigerator, Washer, Water Softener, Window Coverings, Double Oven, Induction Cooktop
Heating	Forced Air, Zoned
Cooling	None
Has Basement	Yes
Basement	Finished, Full

**Exterior**

Exterior Features	BBQ gas line
Lot Description	Cul-De-Sac, Irregular Lot, Private, Treed, Corner Lot
Roof	Concrete
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	May 20th, 2025
Days on Market	4
Zoning	DC

**Listing Details**

Listing Office	RE/MAX House of Real Estate
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