

**1104, 1888 Signature Park SW
Calgary, Alberta**

MLS # A2249683



\$364,900

Division:	Signal Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,180 sq.ft.	Age:	2003 (22 yrs old)
Beds:	2	Baths:	2
Garage:	Secured, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 853
Basement:	-	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	M-C1 d84
Foundation:	-	Utilities:	-
Features:	Bookcases, Breakfast Bar, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, No Smoking Home, Soaking Tub, Walk-In Closet(s)		
Inclusions:	Primary - White Closet Dresser, 2nd Bdrm - Built in Shelving & Closet Unit, Laundry Rm - Wire Shelving Rack,		

Enjoy unobstructed eastward views and morning sun on your large private patio. This functional floor plan is nicely laid out with an open living area, 9 Ft ceilings, bedrooms on opposite sides, a central kitchen, separate laundry room, plus an office/den. The bright kitchen has white cabinetry, beautiful granite counter tops, stainless steel appliances, and an eat up breakfast bar. Generous sized bedrooms both with large walk in closets are very comfortable. The primary suite has direct access to the private patio and a 5 piece ensuite with separate shower, soaker tub, dual sinks, and a large granite vanity. The 4 piece main bath is centrally located, also boasting a granite vanity. The spacious office/flex space measuring almost 10' x 10'; incorporates great versatility. The living room with gas fireplace and large dining area are lined with windows bringing in abundant natural light. 2 TITLED PARKING Spaces + your titled storage locker are secure in the underground parkade which is also home to a resident only car wash. Downtown commuting is a breeze with the Sirocco LRT mere moments away. West Market & Signature Park Plaza located just down the block offer a variety of shopping, eateries & professional services, including Sunterra Market & Starbucks! Biking/walking paths, parks, a plethora of amenities & shopping plus easy access to major causeways makes Signal Hill a convenient community to call home!