

**12 Signal Hill Lane SW**  
**Calgary, Alberta**

**MLS # A2299943**



**\$585,000**

<b>Division:</b>	Signal Hill		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bungalow-Villa		
<b>Size:</b>	1,404 sq.ft.	<b>Age:</b>	1997 (29 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway, Garage Door Opener		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Backs on to Park/Green Space, No Neighbours Behind		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 704
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	M-CG d27
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Closet Organizers, French Door, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Storage, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

SUNDAY, MAY 24 OPEN HOUSE CANCELLED....What a beautiful home to enjoy! This Signal Hill semi-detached villa offers so many benefits &ndash; An excellent layout with spacious rooms, generous living space, 9' ceilings, main-floor laundry, loads of windows, and a double attached garage - all in a sought-after, convenient yet private, west-side location. The central living space is open and airy, yet cozy and inviting &ndash; warmed by a gas fireplace. Quietly perched back and above Sarcee Trail and the Rotary Mattamy Greenway, this home boasts lovely nature and blue sky views while remaining private and peaceful. An 11' x 7.5' SF balcony, located off the living room, expands the living space, along with a sun-drenched den accessible through French doors. The expansive primary suite offers plenty of space to relax, a generous ensuite with a separate walk-in shower and soaking tub, plus a large walk-in closet. There's also a main floor guest bathroom and laundry. A formal dining space and a kitchen breakfast nook are both open to the kitchen. Plus, there's a pantry nearby. Bright, open, and well-laid out, the main floor totals a generous 1400 SF plus a double attached garage. Downstairs, you'll find a huge family room with a second fireplace and walkout access to the private, covered patio. There is also a sizable guest bedroom and full bathroom, a 12.5' x 15' storage room (with development potential), a cold room, and a utility room. Overall, with almost 2400 SF of developed space and another 350 SF of storage space, there's not much you won't have space for! This one-owner home has been gently used and well-maintained, with 2026 new lighting throughout, a 2018 furnace replacement and a new 2026 hot water tank. Come see why this is such a treasured place to live. Picture yourself in this idyllic home and explore the nearby

amenities, including walking and biking paths, Signal Hill shopping, Westside Rec Centre, grocery stores, restaurants, schools, parks, and recreational amenities. Pet-friendly, however, dogs must be 30 lbs or less. Don't miss out &ndash; book a showing today!