

5722 Signal Hill View, SW



Signal Hill



Featuring newer hardwood floors, this sunken living room is a bright space for guests to take a comfortable seat. A vaulted ceiling creates added space to this generously scaled room.



Curl up with a good book and enjoy the cozy ambiance of this wood-burning fireplace, or simply sit back and enjoy setting your gaze onto your beautifully treed rear yard.



Gleaming hardwood floors flow through to this master bedroom which overlooks the rear yard, and boasts a private ensuite.



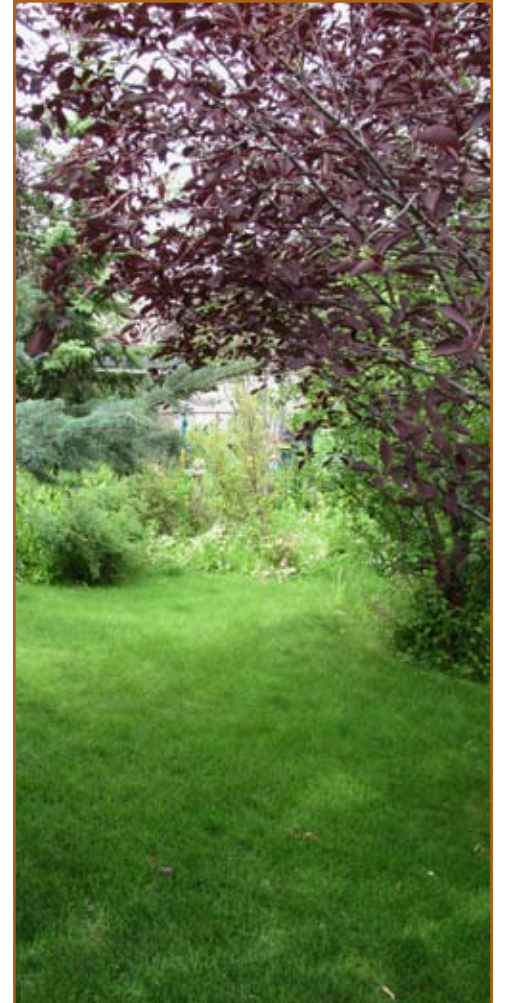
Mature trees and shrubbery provide shade and privacy on this large side deck: perfect for soaking up some sunshine, or dining al fresco!



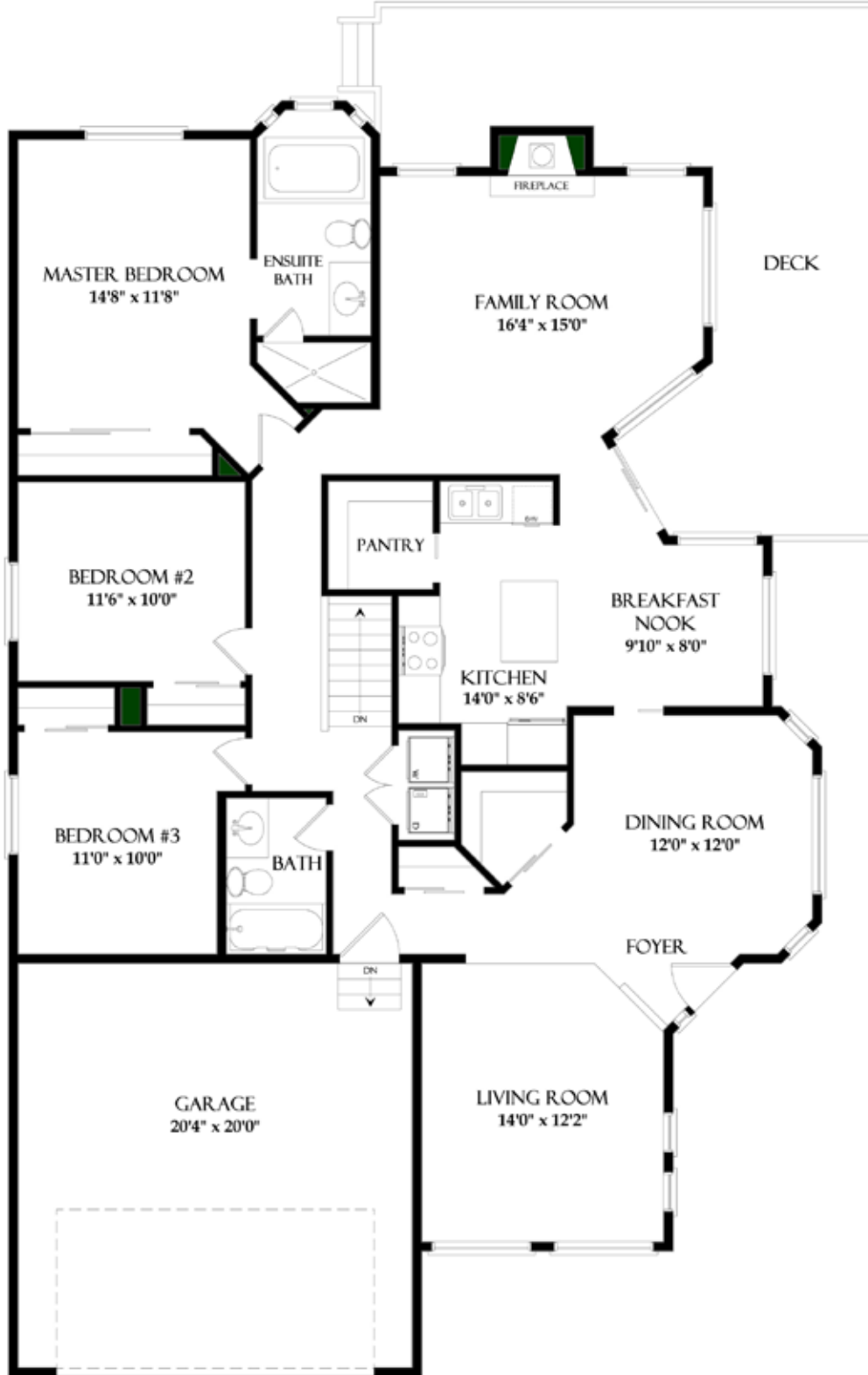
Enjoy the twinkling lights and ever-changing sky line of the downtown core from this charming home!



Mature trees create a beautiful home garden, including choke cherries, apples and crab apples!



TOTAL - 1730.38 Sq.Ft.
MAIN LEVEL - 1730.38 Sq.Ft.



District:	C053 - Signal Hill-Sienna Hill		
Legal:	Plan 8711545 Block 1 Lot 47	Rooms:	7/3
Zoning:	R-1	Taxes:	\$2757 (2010)
Occupancy:	Vacant	Year Built:	1988

Style:	Bungalow	PRICE:	\$475,000
Lot:	57' x 107' (17.4m x 32.5m)	Downpayment:	\$475,000
Size:	1730 SqFt (160.7 m2)	Front Exposure:	South
(Lower):	Undeveloped	Landscaped:	Yes, beautifully
Flooring:	Hardwood, tile	Fenced:	Yes
Heating:	Forced-Air (1)	Exterior:	Stucco
Fireplace:	Yes (1) wood-burning	Possession Date:	10 days/negotiable

Living Room:	14'0" x 12'2"	Master Bedroom:	14'8" x 11'8"
Dining Room:	12'0" x 12'0"	Bedroom 2:	11'6" x 10'0"
Kitchen:	14'0" x 8'6"	Bedroom 3:	11'0" x 10'0"
Nook:	9'10" x 8'0"		
Family Room:	16'4" x 15'0"		
Bathrooms:	(2) 1 - 4 piece, 1 - 4 piece ensuite		
Basement:	Full: unfinished, awaiting your future plans		
Parking:	Double attached garage with remote door access		

Included in Price:

Stainless steel kitchen appliances to include: GE flat surface stove with self-cleaning convection oven, [cream] Broan hoodfan, GE fridge with freezer drawer, GE dishwasher; also included are all window coverings, (1) garage door opener with (1) remote
Exclusion: water softener

Remarks:

This charming, 1700+ SqFt, 3 bedroom bungalow with unobstructed downtown views sits on a beautiful, fully treed corner lot in the established community of Signal Hill: walking distance to shops, services & transit, steps to Battalion Park & schools and only a short commute to downtown! Fabulous finishings: newer maple hardwood, newer travertine tiles, vaulted ceilings, skylight & stainless steel appliances! Floorplan features a sunken living room, formal dining room with city views, island-style kitchen with sunny breakfast nook, large family room with wood-burning fireplace + 3 amply scaled beds including a generous master with jet-tub ensuite. Amazing yard promises to delight with mature trees providing shade & privacy including apple, crab-apple and choke cherry trees. A large side deck is perfect for dining al fresco while enjoying the twinkling lights of the downtown core - including the iconic Calgary tower & the soaring Bow Tower. Whether you are entertaining, or simply relaxing this home has it all!

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