



\$ 425,000.00

## 30 SIGNATURE MANOR SW CALGARY

<https://paulbrinton.com>

Amazing opportunity to own this beautiful Bungalow with over 2200 sqft of fully developed living space on the corner lot in Signal Hill. This condominium property in Manor Villas is one of a kind with 2 bedrooms, 3 bathrooms with a generous size master bedroom with a walk-in closet and its own 4 pc Ensuite Bathroom, additional 2nd...

- 2 beds
- 3 baths
- Row/Townhouse
- Residential
- Active

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## BASIC FACTS

**Style:** Bungalow

**MLS ® #:** A1143700

**Type:** Row/Townhouse

**Bedrooms:** 2

**Status:** Active

**Area:** 0.00 sq ft

**County Or Parish:** Calgary

**CONDO TYPE:** Bare Land

**Post Updated:** 2021-12-01 18:09:14

**Bathrooms:** 3

**Bedrooms Above Grade:** 2

**Date added:** 11/18/21

**Lot size:** 3584 sq ft

**Year built:** 1997

**Parking:** Double Garage Attached, Garage Door Opener, Garage Faces Front, Insulated

## PROPERTY FEATURES

**Garage YN:** Yes

**Fireplace:** 1

**Association Amenities:** Snow Removal

**Community Features:** Park,Schools  
Nearby,Sidewalks,Street Lights,Shopping  
Nearby

**Fencing:** Partial

**Cooling:** None

**Lot Features:** Corner Lot,Cul-De-Sac,Few  
Trees,Lawn,Low Maintenance Landscape,No  
Neighbours Behind,Street Lighting,Private

**Heating Type:** Forced Air

**Total Parking:** 4

**Flooring:** Carpet,Ceramic Tile,Hardwood

**Fireplace Features:** Gas

**Exterior Features:** Other

**District:** CAL Zone W

**Interior Features:** Ceiling Fan(s),Laminate  
Counters,No Animal Home,No Smoking  
Home,Open Floorplan,Storage

**Roof Type:** Clay Tile



## PROPERTY INFORMATION

**Basement:** Finished, Full

**Laundry features:** Main Level

**Transaction Type:** For Sale

**Title Land:** Fee Simple

**Rooms Above Grade:** 5

**Construction Materials:** Stucco

**Foundation:** Poured Concrete

**Appliances:** Dishwasher,Dryer,Electric

Stove,Freezer,Garage

Control(s),Microwave,Range

Hood,Refrigerator,Washer,Window Coverings

**Subdivision Name:** Signal Hill

**Lot Size Acres:** 0.08

**Levels:** One

**Zoning:** DC

**List Price Square Foot:** \$ 363.90

**Photo Count:** 29

**Unit Exposure:** W

**Suite:** No

**Frontage Metres:** 0.00M 0`0"

**Living Area SF:** 1167.90

**Structure Type:** Five Plus

**Restrictions:** Adult Living

