

44 Sierra Nevada Rise
Calgary, Alberta

MLS # A2206493

\$829,999

Division:	Signal Hill		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,521 sq.ft.	Age:	1996 (29 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Front Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Double Vanity, High Ceilings, Open Floorplan, Storage		

Inclusions: NA

Rare Signal Hill Bungalow | Premium Location | Welcome to one of the few remaining bungalows in the prestigious community of Signal Hill. Nestled on a quiet street in a prime location, this beautifully maintained 4-bedroom, 3-bathroom home offers nearly 2,900 sq ft of thoughtfully designed living space. Step inside to soaring ceilings and an open-concept layout that seamlessly connects the living, dining, and kitchen areas — perfect for both everyday living and entertaining. The main floor features spacious bedrooms, a bright and airy atmosphere, and timeless finishes throughout. Downstairs, the fully developed basement boasts a wide open concept with endless potential — whether you're looking to add a home gym, theatre, or additional living quarters, the space is ready for your vision. Enjoy the convenience of walking distance to boutique shops, high-end schools, parks, and easy access for commuters heading downtown or south of the city. This is a rare opportunity to own a bungalow in one of Calgary's most sought-after neighborhoods — whether you move in as-is or update to match your style, the possibilities here are endless. Don't miss your chance to live in Signal Hill — homes like this don't come around often.