

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

**MLS # A2249683**



**\$374,900**

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

|                    |                           |                   |          |
|--------------------|---------------------------|-------------------|----------|
| <b>Heating:</b>    | Baseboard                 | <b>Water:</b>     | -        |
| <b>Floors:</b>     | Carpet, Tile, Vinyl Plank | <b>Sewer:</b>     | -        |
| <b>Roof:</b>       | Asphalt Shingle           | <b>Condo Fee:</b> | \$ 853   |
| <b>Basement:</b>   | -                         | <b>LLD:</b>       | -        |
| <b>Exterior:</b>   | Stone, Stucco, Wood Frame | <b>Zoning:</b>    | M-C1 d84 |
| <b>Foundation:</b> | -                         | <b>Utilities:</b> | -        |

**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!