

# \$1,099,000 - 7 Signal Hill Terrace Sw, Calgary

MLS® #A2247102

**\$1,099,000**

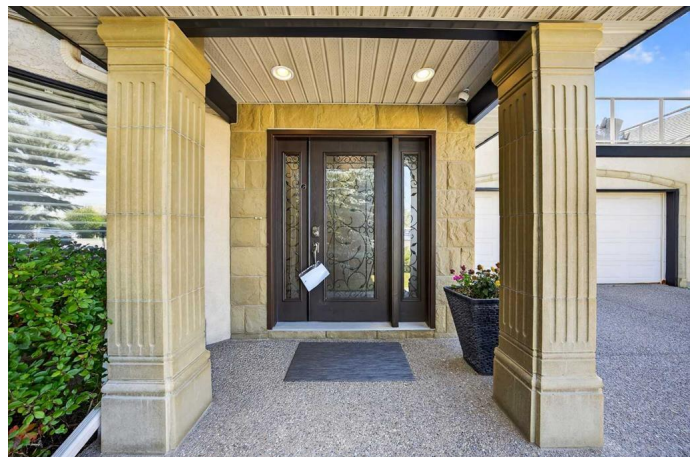
4 Bedroom, 3.00 Bathroom, 1,941 sqft

Residential on 0.20 Acres

Signal Hill, Calgary, Alberta

\*\*\*Open house Sat Sept 6, 2025

1-2:30pm\*\*\*In the heart of Signal Hill a popular community is this grand 2000 sq ft 4 bedroom hillside bungalow. This home is highlighted by features such as central air conditioning, 9 ft high ceiling on both floors, open to above, magnificent curve stares and railing, dark high quality hardwood floor, recently renovation includes: high efficient furnace (2025), additional insulation in the Attic (2024), Toto toilet seat in master suite, WI-FI control lights outside of the front door, office and kids bedrooms, two hot water tanks (4-6 years), Gutter filters, wi-fi remote control heating, cooling system and sprinkler system, garden senser lights, theater room, wrap-around deck with a view, etc. Beyond the upgraded kitchen, brand new fauset, stove mounted in the granite, built-in wall oven, stainless steel fridge – the large living/entertainment area, main floor laundry, the luxurious ensuite off the master including jacuz hot tub, stand shower and double vanity and sink. The walkout fully finished basement is huge and vast with spacious full bath room, good size bedroom and theater. The huge beautiful yard is a must see gorgeous garden to behold. On a quiet street but near all services like schools, public transportation, parks, and shopping centers. You must have a look in person to appreciate this nice home in excellent condition. You will enjoy this unique bungalow cool in summer and warm in winter. No PolyB for this house.



Built in 2000

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2247102    |
| Price          | \$1,099,000 |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,941       |
| Acres          | 0.20        |
| Year Built     | 2000        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

## Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 7 Signal Hill Terrace Sw |
| Subdivision | Signal Hill              |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T3H 3K9                  |

## Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 4                      |

## Interior

|                   |                                                                                                                                                                         |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, Open Floorplan, See Remarks, Storage, Walk-In Closet(s) |
| Appliances        | Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave, Refrigerator, See Remarks, Washer, Window Coverings, Built-In Electric Range   |
| Heating           | In Floor, Fireplace(s), Forced Air, Natural Gas                                                                                                                         |
| Cooling           | Central Air                                                                                                                                                             |
| Fireplace         | Yes                                                                                                                                                                     |
| # of Fireplaces   | 1                                                                                                                                                                       |

|              |                          |
|--------------|--------------------------|
| Fireplaces   | Gas                      |
| Has Basement | Yes                      |
| Basement     | Finished, Full, Walk-Out |

## Exterior

|                   |                                                                                                                             |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Balcony, Garden, Playground, Private Yard, Rain Gutters, Storage, Barbecue                                                  |
| Lot Description   | Back Yard, Cul-De-Sac, Garden, Landscaped, Lawn, Pie Shaped Lot, Private, See Remarks, Treed, Underground Sprinklers, Views |
| Roof              | Cedar Shake                                                                                                                 |
| Construction      | Stucco, Wood Frame                                                                                                          |
| Foundation        | Poured Concrete                                                                                                             |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 14th, 2025 |
| Days on Market | 23                |
| Zoning         | R-CG              |

## Listing Details

|                |              |
|----------------|--------------|
| Listing Office | Grand Realty |
|----------------|--------------|

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