

# \$1,049,900 - 7 Signature Mews Sw, Calgary

MLS® #A2253338

**\$1,049,900**

5 Bedroom, 4.00 Bathroom, 2,140 sqft

Residential on 0.13 Acres

Signal Hill, Calgary, Alberta

This 2115 sq.ft two storey home is ideally located in a quiet cul de sac in the sought after area of Signature Park. Close to parks, schools, shopping and transportation, this exceptionally well-maintained 4+1 bedroom home features a fully developed walk-out basement with a built-in wall unit that comes with a speaker system and components, a large south deck and patio with gas BBQ hook-ups, and a nicely landscaped yard.

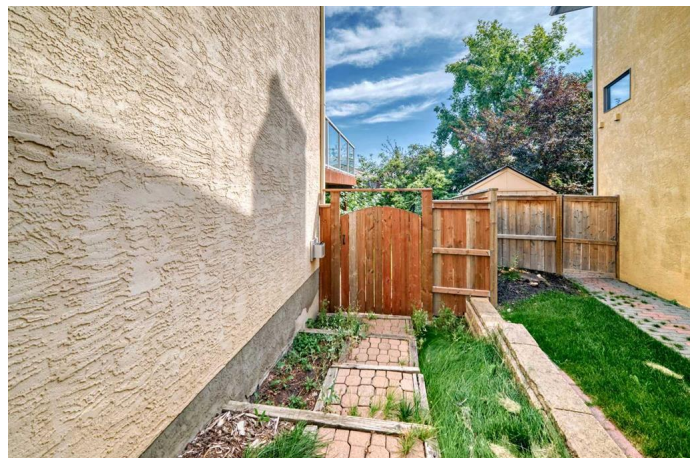
Special features of the home include upgraded kitchen and bathrooms with built-in appliances, main floor laundry, gourmet oak kitchen with corner pantry and island, two gas fireplaces, newer high efficiency furnace, two hot water tanks, stucco and brick exterior, and a tile roof. The home has been freshly painted throughout. The deck and Family Room offer a stunning City

This fabulous family home is a must see.

Built in 1991

## Essential Information

MLS® #	A2253338
Price	\$1,049,900
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1



Square Footage	2,140
Acres	0.13
Year Built	1991
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	7 Signature Mews Sw
Subdivision	Signal Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 2V6

### Amenities

Parking Spaces	6
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Bookcases, No Animal Home, No Smoking Home
Appliances	Dishwasher, Dryer, Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	High Efficiency, Fireplace(s), Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

### Exterior

Exterior Features	Playground
Lot Description	Cul-De-Sac, Fruit Trees/Shrub(s), Landscaped, Reverse Pie Shaped Lot
Roof	Clay Tile
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

## **Additional Information**

Date Listed	September 2nd, 2025
Days on Market	2
Zoning	R-CG

## **Listing Details**

Listing Office	Everest Realty and Property Management Corp.
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