

\$1,099,000 - 118 Signature Close Sw, Calgary

MLS® #A2254234

\$1,099,000

5 Bedroom, 4.00 Bathroom, 2,286 sqft

Residential on 0.13 Acres

Signal Hill, Calgary, Alberta

BEAUTIFUL 5 BDRM HOME | STYLISHLY RENOVATED | PROFESSIONALLY DEVELOPED WALK-OUT BASEMENT | GREAT ACCESS TO AMENITIES | This gorgeous home has been stylishly & meticulously renovated to include an abundance of modern & elegant selections showcased throughout—new luxury vinyl plank flooring on the main & upper levels, as well as the staircase; a brand new kitchen featuring an open layout with large central island, designer full height cabinetry, quartz countertops, undermount sink, pot lights & new fixtures—plus so much more! This desirable floor plan boasts a dramatic vaulted ceiling in the formal living & dining rooms, while the dining area opens to the kitchen—terrific for entertaining. Just off the kitchen is a charming breakfast nook providing access to the large, full width deck. The family room has a wood burning fireplace (with gas lighter) that is finished with a beautiful brick surround. Completing this main level is a private den & a laundry room with added cabinets & storage. Upstairs, the hallway offers a view of the formal front rooms & has ceiling detail with custom crown moulding. There are 3 generous sized bedrooms including the Master bedroom, also with crown moulding, with a renovated ensuite—gorgeous oversized vanity with dual sinks, stone countertop, huge custom tiled shower & soaker tub—plus a walk-in closet with built-in storage units. The walkout



basement is fully finished€complete with a large wet bar, open games/rec room, 2 huge bedrooms each with a walk-in closet, 5pc bathroom with dual sinks & a second laundry room (washer & dryer included)! You will enjoy the sunny backyard that is fully fenced & landscaped with mature trees & shrubs, full width deck, patio & shed. Other recent renovations include: Brand new paint throughout, knockdown ceiling in the living & kitchen areas, new garage door, deck replaced in 2023, hot H2O tank replaced in 2023, high efficiency furnace replaced in 2018€plus all the Poly B plumbing has been removed! Nestled in a quiet spot, yet close to parks, playgrounds, and schools€both private & public! This location also offers quick & easy access to the train station, downtown, an abundance of nearby shops, restaurants, services, the Westside Rec Centre & so much more€plus within an hour you can be in the foothills of the beautiful Rocky Mountains & Kananaskis€and Banff is just a little bit further! This home is vacant & available for a quick possession!

Built in 1989

Essential Information

MLS® #	A2254234
Price	\$1,099,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,286
Acres	0.13
Year Built	1989
Type	Residential
Sub-Type	Detached
Style	2 Storey

Status Active

Community Information

Address 118 Signature Close Sw
Subdivision Signal Hill
City Calgary
County Calgary
Province Alberta
Postal Code T3H 2V6

Amenities

Parking Spaces 4
Parking Double Garage Attached
of Garages 2

Interior

Interior Features Closet Organizers, Crown Molding, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar
Appliances Dishwasher, Dryer, Garage Control(s), Microwave, Range Hood, Refrigerator, Stove(s), Washer, Window Coverings
Heating Forced Air
Cooling None
Fireplace Yes
of Fireplaces 1
Fireplaces Wood Burning
Has Basement Yes
Basement Full

Exterior

Exterior Features Private Yard, Storage
Lot Description Back Yard, Cul-De-Sac, Front Yard, Landscaped, Rectangular Lot, Treed
Roof Clay Tile
Construction Stucco, Wood Frame
Foundation Poured Concrete

Additional Information

Date Listed September 8th, 2025

Days on Market	53
Zoning	R-CG

Listing Details

Listing Office	eXp Realty
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