

\$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

Open house November 15,
2pm-430pm...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, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s), Crown Molding, Vaulted Ceiling(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
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Days on Market	68
Zoning	R-CG

Listing Details

Listing Office	eXp Realty
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