

\$949,000 - 31 Signal Hill Way Sw, Calgary

MLS® #A2231804

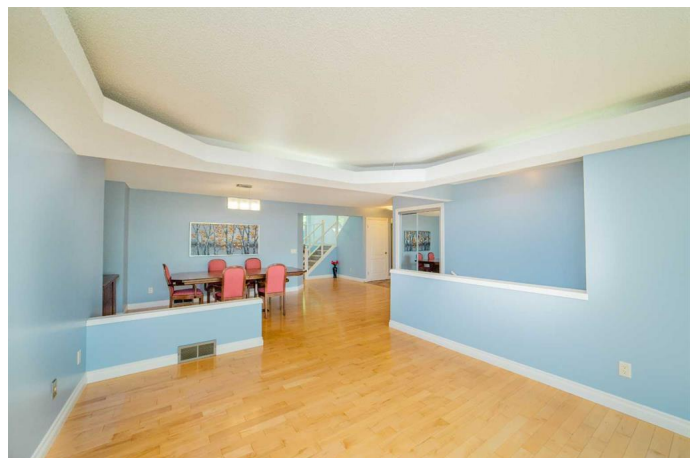
\$949,000

5 Bedroom, 3.00 Bathroom, 2,952 sqft

Residential on 0.12 Acres

Signal Hill, Calgary, Alberta

Stunning and beautifully renovated 5-bedroom, 3-bathroom estate home located in the prestigious Signal View Estates, ideally situated on a quiet street just steps from parks and only 15 minutes to downtown. This bright and welcoming home features an elegant formal living and dining area with hardwood floors, a gourmet kitchen with granite countertops, stainless steel appliances including a brand-new dishwasher, and a sun-filled family room with three skylights, a wood-burning fireplace, and access to the sunny west-facing backyard—perfect for entertaining. The main floor also includes a dedicated office/den or bedroom, a renovated 2-piece powder room, and a spacious laundry room. Upstairs boasts four generous bedrooms, a renovated 5-piece main bathroom with dual sinks and granite counters, and an executive master retreat with bay window, two walk-in closets, and a luxurious ensuite with heated floors, jetted tub, and separate shower. The finished lower level offers flexible space for a playroom or hobby room, plus ample storage and a wine room. Additional upgrades include central A/C, water softener and filtration system (2017), dual furnaces (2018), all windows and doors replaced (2020), radon mitigation system (2024), and underground irrigation. This is not just a home, but a truly lucky house—it has inspired success, with three children from this household admitted to the University of Waterloo's prestigious Mathematics program. This is a rare



opportunity to own a turnkey family home with pride of ownership, exceptional functionality, and premium updates in one of Calgary’s most desirable communities.

Built in 1988

Essential Information

| | |
|----------------|---------------|
| MLS® # | A2231804 |
| Price | \$949,000 |
| Bedrooms | 5 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 2,952 |
| Acres | 0.12 |
| Year Built | 1988 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 4 Level Split |
| Status | Active |

Community Information

| | |
|-------------|-----------------------|
| Address | 31 Signal Hill Way Sw |
| Subdivision | Signal Hill |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3H 2M1 |

Amenities

| | |
|----------------|------------------------|
| Parking Spaces | 4 |
| Parking | Double Garage Attached |
| # of Garages | 2 |

Interior

| | |
|-------------------|--|
| Interior Features | Granite Counters, Jetted Tub, Skylight(s) |
| Appliances | Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer |

| | |
|-----------------|---------------------------------------|
| Heating | Fireplace(s), Forced Air, Natural Gas |
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Wood Burning |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|---------------------------|
| Exterior Features | Garden |
| Lot Description | Back Yard, Corner Lot |
| Roof | Asphalt Shingle |
| Construction | Brick, Stucco, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | June 18th, 2025 |
| Days on Market | 47 |
| Zoning | R-CG |

Listing Details

| | |
|----------------|--------------------------------|
| Listing Office | Kirin Realty & Management Inc. |
|----------------|--------------------------------|

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