

\$899,900 - 20 Signal Hill Circle Sw, Calgary

MLS® #A2233112

\$899,900

4 Bedroom, 3.00 Bathroom, 1,885 sqft

Residential on 0.11 Acres

Signal Hill, Calgary, Alberta

Located in Signal Hill, this beautiful 4-bedroom, 3-bathroom family home offers over 2,400 sq ft of living space. As you walk in, youâ€™re greeted by a welcoming foyer that leads to the bright living room, open to the dining area. Around the corner is a hidden kitchen with plenty of counter space, opening onto a beautiful deck and sunny south-facing backyard. Across the kitchen, youâ€™ll also find another cozy family room with a fireplace, a 4 piece bath, laundry and the 4th bedroom, perfect as a guest room or office. There are hardwood floors throughout and a bright, functional layout with vaulted ceilings.

Upstairs features a spacious primary bedroom with a 4-piece ensuite, dual shower heads, two additional bedrooms for the kids, and a 4-piece bathroom.

The basement offers an open rec room, a huge storage area, and a separate cold room.

The big double garage easily fits two mid-size vehicles. The location is fantastic â€” walking distance to several schools, parks, shopping, the library, and Westside Rec Centre. Plus, youâ€™ll have great access to Sarcee Trail, be just 15 minutes from downtown, and on the way to Banff.

Additional highlights: All windows are tinted for privacy and comfort. The home is equipped with a Telus alarm system (2022), brand-new



fridge (2025), dishwasher (2025), gas stove/range (2019), microwave (2020), and a dual-sequence furnace (2024). The roof (2024) comes with a transferable warranty. The hot water tank, humidifier, furnaces, and all water supply lines were replaced between Dec 2024â€“Jan 2025 and are under warranty, transferable to the new owners.

Built in 1991

Essential Information

MLS® #	A2233112
Price	\$899,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,885
Acres	0.11
Year Built	1991
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	20 Signal Hill Circle Sw
Subdivision	Signal Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	t3h 2h7

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	No Smoking Home
Appliances	Dishwasher, Dryer, Gas Stove, Range Hood, Refrigerator, Washer
Heating	Central
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	See Remarks
Roof	Asphalt
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 22nd, 2025
Days on Market	2
Zoning	R-CG

Listing Details

Listing Office	TREC The Real Estate Company
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