\$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, you'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, you'II 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.

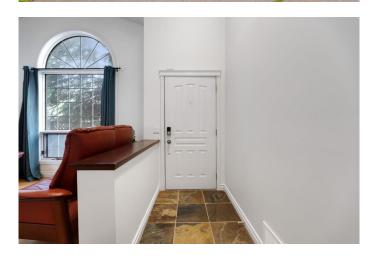
The basement offers an open rec room, a huge storage area, and a separate cold room.

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, you'II 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 2024–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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