

# \$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&#128;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&#128;plus all the Poly B plumbing has been removed! Nestled in a quiet spot, yet close to parks, playgrounds, and schools&#128;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&#128;plus within an hour you can be in the foothills of the beautiful Rocky Mountains & Kananaskis&#128;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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