

24, 100 Signature Way SW
Calgary, Alberta

MLS # A2292586



\$699,900

Division:	Signal Hill		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,930 sq.ft.	Age:	2002 (24 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.06 Acre		
Lot Feat:	Landscaped, Views		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 752
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Granite Counters, Kitchen Island, Open Floorplan, Recessed Lighting, Soaking Tub, Walk-In Closet(s)		

Inclusions: N/A

Set within Signal Hill Estates, this beautifully updated executive-style home blends comfort, quality, and thoughtful upgrades throughout. With extensive improvements already completed, this is a residence you can move into and enjoy from day one. The main floor offers an open and inviting layout designed for both everyday living and entertaining. Tiled flooring runs through the entry, kitchen, and dining areas, while warm hardwood anchors the living room, where a gas fireplace creates a welcoming focal point. At the heart of the home is a custom-designed kitchen built with exceptional attention to detail. Full ceiling-height cabinetry provides abundant storage and incorporates soft-close doors and drawers, built-in recycling and garbage, spice storage, and under-cabinet lighting. Premium appliances include a Sub-Zero refrigerator and Monogram gas range with grill, along with a built-in oven and microwave/speed oven. Granite countertops, a subway tile backsplash, custom hood fan, and a generous island complete a space that is both highly functional and beautifully finished. The adjoining dining area opens directly onto a private deck with gas BBQ hookup, creating the perfect setting for summer evenings and outdoor dining. The living room offers a comfortable gathering space centred around the fireplace. Upstairs, the spacious primary retreat provides a peaceful escape, featuring a large walk-in closet and access to a private south-facing balcony with downtown skyline views for much of the year. The renovated spa-inspired ensuite includes a freestanding soaker tub, dual vanity, heated towel rack, and a luxurious steam shower with rain head, body jets, and glass enclosure. The upper level also includes a second bedroom and a flexible bonus room that can easily serve as a home office, media room, or third bedroom. A full bathroom and convenient

upper-floor laundry with LG ThinQ high-capacity tower washer and dryer complete the level. The updated basement expands the living space with a large recreation room, an additional bedroom, a three-piece bathroom, and excellent storage. Fresh paint and new carpeting create a bright and comfortable environment for guests or family living. Numerous upgrades throughout the home enhance both comfort and efficiency, including triple-pane windows, central air conditioning, a new hot water tank, refurbished furnace, upgraded attic insulation, water softener, updated lighting with dimmers, high-quality ceiling fans, USB outlets, Nest thermostat, Phantom screen doors, and replaced door springs. The heated double attached garage is meticulously maintained and professionally serviced annually. The condominium board has also completed significant exterior improvements, including a new roof, upgraded eaves and downspouts, sealed driveway, new upper deck and railing, and enhanced irrigation. Combining thoughtful upgrades, executive comfort, and a prime location, this is a home that truly stands apart.