

**145 SIGNAL HILL Circle SW**  
**Calgary, Alberta**

**MLS # A2294614**



## \$988,000

<b>Division:</b>	Signal Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,065 sq.ft.	<b>Age:</b>	1986 (40 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Landscaped, No Back Lane, Views		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Other	<b>Zoning:</b>	R-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, French Door, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vaulted Ceiling(s)		
<b>Inclusions:</b>	N/A		

Welcome to this charming home at 145 Signal Hill Circle SW. This is not your typical cookie-cutter home, this one has character, warmth, and a layout you truly have to experience in person to appreciate. Let's start outside. One of the best features of this home is the view both front and back. At the front, you're greeted with beautiful views of downtown Calgary. At the back, your backyard is perfectly set up for summer hangouts or cozy fall and winter nights, all while enjoying that same skyline. You get the view, but you're tucked away from the noise and busyness. As soon as you walk in, you're welcomed by a space that feels open, yet still defined and inviting. The main entry gives you a generous receiving area, easily big enough for a piano paired with a grand staircase that's angled just right to warmly welcome you home. A few steps up brings you to your dining area, ready for big dinners and celebrations. Just beyond is your beautifully updated kitchen, complete with modern appliances and plenty of space for everyone to gather. There's even room for a breakfast nook perfect for slow mornings. A few steps down, and this is where the home really opens up, a massive family room designed for connection, laughter, and everyday living. With elegant wall detailing and built-ins, it's ready for you to move in and make it your own. Just off this space is a private office ideal for working from home or creating a quiet corner just for you. And it keeps going. The fully developed basement offers even more space, a huge recreation area, a spacious bedroom, a full bathroom, and your laundry. Upstairs, you'll find your grand primary bedroom with French doors, a walk-in closet, and a spacious ensuite. Two more bedrooms are just steps away, both bright, well-sized, and perfect for a close-knit family

setup. You also have an attached double garage plus extra driveway parking. Located in the sought-after community of Signal Hill, you're in a quiet, established neighborhood with everything you need just minutes away. This home is truly a gem! Full of space, character, and views. Come see it for yourself. Book your showing today!