

31 Signal Hill Way SW
Calgary, Alberta

MLS # A2300468



\$880,000

Division:	Signal Hill		
Type:	Residential/House		
Style:	4 Level Split		
Size:	2,861 sq.ft.	Age:	1988 (38 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, Built-in Features, Ceiling Fan(s), Double Vanity, High Ceilings, See Remarks, Skylight(s), Soaking Tub, Storage, Walk-In Closet(s), Wet Bar		
Inclusions:	NA		

Beautifully updated estate home located in the sought after community of Signal Hill, positioned on a quiet street just minutes from parks, pathways, and a short drive to downtown Calgary. This spacious property offers five bedrooms and three bathrooms with extensive renovations that blend comfort, style, and practicality. The main level welcomes you with a bright front living room and formal dining space finished with hardwood flooring and large windows that allow natural light to pour in. The kitchen has been tastefully upgraded with granite countertops, stainless steel appliances, ample cabinetry, and a brand new dishwasher. Just off the kitchen is a cozy family room highlighted by a wood burning fireplace and three skylights that brighten the space throughout the day. From here you can step directly out to the private west facing backyard that is ideal for evening sun and outdoor gatherings. Also on the main floor is a flexible room that can serve as a home office, guest room, or additional bedroom, along with an updated two piece bathroom and a generously sized laundry room. Upstairs offers four well proportioned bedrooms. The main bathroom has been renovated with dual sinks and granite counters, while the primary suite provides a comfortable retreat with a bay window, two walk in closets, and an upgraded ensuite that features heated floors, a jetted tub, and a separate shower. The lower level is finished and provides additional living space that can easily function as a recreation area, games room, fitness space, or hobby room. There is also plenty of storage along with a dedicated wine storage area. Numerous mechanical and structural upgrades have already been completed including central air conditioning, a water softening and filtration system installed in 2017, dual furnaces installed in 2018, new windows and exterior doors installed in 2020, a

radon mitigation system installed in 2024, and a full underground irrigation system. Homes in this location rarely come available, offering a combination of space, extensive updates, and a prime setting within one of Calgary's most established west side communities.