

# \$949,000 - 31 Signal Hill Way Sw, Calgary

MLS® #A2231804

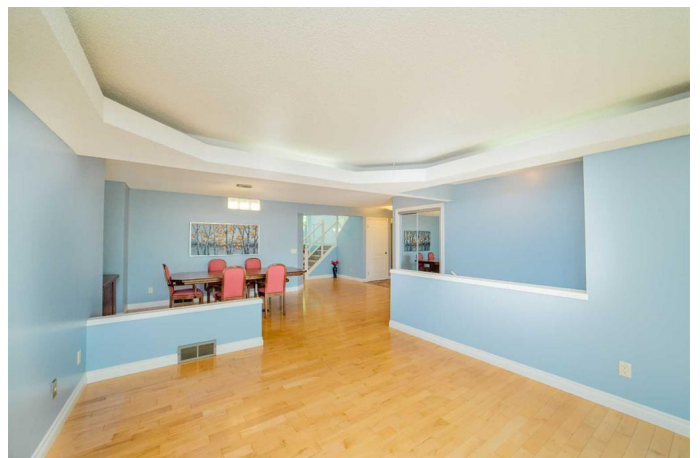
## \$949,000

5 Bedroom, 3.00 Bathroom, 2,952 sqft

Residential on 0.12 Acres

Signal Hill, Calgary, Alberta

Stunning and beautifully renovated 5-bedroom, 3-bathroom estate home located in the prestigious Signal View Estates, ideally situated on a quiet street just steps from parks and only 15 minutes to downtown. This bright and welcoming home features an elegant formal living and dining area with hardwood floors, a gourmet kitchen with granite countertops, stainless steel appliances including a brand-new dishwasher, and a sun-filled family room with three skylights, a wood-burning fireplace, and access to the sunny west-facing backyard—perfect for entertaining. The main floor also includes a dedicated office/den or bedroom, a renovated 2-piece powder room, and a spacious laundry room. Upstairs boasts four generous bedrooms, a renovated 5-piece main bathroom with dual sinks and granite counters, and an executive master retreat with bay window, two walk-in closets, and a luxurious ensuite with heated floors, jetted tub, and separate shower. The finished lower level offers flexible space for a playroom or hobby room, plus ample storage and a wine room. Additional upgrades include central A/C, water softener and filtration system (2017), dual furnaces (2018), all windows and doors replaced (2020), radon mitigation system (2024), and underground irrigation. This is not just a home, but a truly lucky house—it has inspired success, with three children from this household admitted to the University of Waterloo's prestigious Mathematics program. This is a rare



opportunity to own a turnkey family home with pride of ownership, exceptional functionality, and premium updates in one of Calgary’s most desirable communities.

Built in 1988

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2231804      |
| Price          | \$949,000     |
| Bedrooms       | 5             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 2,952         |
| Acres          | 0.12          |
| Year Built     | 1988          |
| Type           | Residential   |
| Sub-Type       | Detached      |
| Style          | 4 Level Split |
| Status         | Active        |

**Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 31 Signal Hill Way Sw |
| Subdivision | Signal Hill           |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T3H 2M1               |

**Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

**Interior**

|                   |                                                                                                                            |
|-------------------|----------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Granite Counters, Jetted Tub, Skylight(s)                                                                                  |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer |

|                 |                                       |
|-----------------|---------------------------------------|
| Heating         | Fireplace(s), Forced Air, Natural Gas |
| Cooling         | Central Air                           |
| Fireplace       | Yes                                   |
| # of Fireplaces | 1                                     |
| Fireplaces      | Wood Burning                          |
| Has Basement    | Yes                                   |
| Basement        | Finished, Full                        |

## Exterior

|                   |                           |
|-------------------|---------------------------|
| Exterior Features | Garden                    |
| Lot Description   | Back Yard, Corner Lot     |
| Roof              | Asphalt Shingle           |
| Construction      | Brick, Stucco, Wood Frame |
| Foundation        | Poured Concrete           |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 18th, 2025 |
| Days on Market | 56              |
| Zoning         | R-CG            |

## Listing Details

|                |                                |
|----------------|--------------------------------|
| Listing Office | Kirin Realty & Management Inc. |
|----------------|--------------------------------|

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