

\$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€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€plus all the Poly B plumbing has been removed! Nestled in a quiet spot, yet close to parks, playgrounds, and schools€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€plus within an hour you can be in the foothills of the beautiful Rocky Mountains & Kananaskis€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	56
Zoning	R-CG

Listing Details

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.