

\$1,125,000 - 9 Signature Close Sw, Calgary

MLS® #A2219483

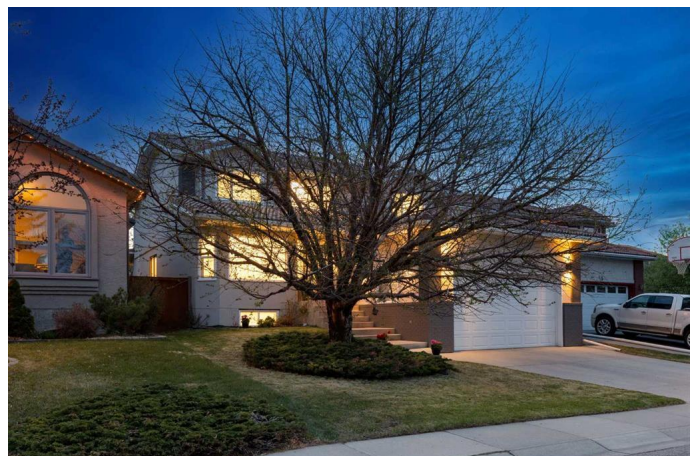
\$1,125,000

6 Bedroom, 4.00 Bathroom, 2,507 sqft

Residential on 0.13 Acres

Signal Hill, Calgary, Alberta

**** PLEASE CLICK ON RED 3-D BUTTON FOR INTERACTIVE VIDEO**** Welcome to this extensively renovated two-storey gem located in the prestigious community of Signal Hill. Perfectly designed for the growing family, this spacious home features 6 bedrooms, 4 full bathrooms, and over 3,600 sq ft of developed living space. From the moment you step inside, you're welcomed by a soaring 18-foot ceiling and an abundance of natural light. The bright and inviting front living room flows seamlessly into a formal dining area, ideal for hosting large family gatherings or special occasions. The heart of the home is the brand-new white kitchen, complete with soft-close cabinetry, quartz countertops, stainless steel appliances, and a clean, modern design sure to impress. Step out from the kitchen nook to a covered back deck, perfect for year-round BBQs while the kids enjoy the sunny, west-facing backyard. Gorgeous hardwood flooring stretches across most of the main floor, adding warmth and elegance throughout. The sunken family room, anchored by a wood-burning fireplace, offers a cozy and welcoming atmosphere. A main floor den and full bathroom provide function and flexibility—perfect for guests, family members with mobility needs, or use as a home office. Upstairs, the primary suite is a true retreat, featuring a luxurious 5-piece ensuite with soaker tub, dual vanities, and a walk-in closet. Three additional generous-sized bedrooms, another full bath, and convenient upper-level



laundry complete this level. The fully developed basement is ideal for teenagers or extended family, offering a large recreation space perfect for movie nights, games, or lounging. It also includes two more bedrooms and an additional full bathroom. Recent renovations include: New exterior stucco finish, All new bathrooms, Some new windows, All new flooring Updated plumbing, light fixtures and more. Situated close to top-rated schools, Westside Rec Centre, shopping at Signal Hill Centre, and with easy access to the LRT and downtown, this is a turn-key home in a family-friendly, well-established neighbourhood. Don't miss your opportunity to own this beautiful, move-in ready home in Signal Hill.

Built in 1990

Essential Information

MLS® #	A2219483
Price	\$1,125,000
Bedrooms	6
Bathrooms	4.00
Full Baths	4
Square Footage	2,507
Acres	0.13
Year Built	1990
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	9 Signature Close Sw
Subdivision	Signal Hill
City	Calgary
County	Calgary
Province	Alberta

Postal Code T3H 2V7

Amenities

Parking Spaces 4
Parking Double Garage Attached
of Garages 2

Interior

Interior Features Double Vanity, Granite Counters
Appliances Dishwasher, Dryer, Garage Control(s), Refrigerator, Stove(s), Washer
Heating Forced Air
Cooling None
Fireplace Yes
of Fireplaces 1
Fireplaces Wood Burning
Has Basement Yes
Basement Finished, Full

Exterior

Exterior Features Private Yard
Lot Description Front Yard, Fruit Trees/Shrub(s), Gentle Sloping, Landscaped
Roof Clay Tile
Construction Stucco
Foundation Poured Concrete

Additional Information

Date Listed May 9th, 2025
Days on Market 4
Zoning R-CG

Listing Details

Listing Office CIR 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.