

# \$1,099,000 - 7 Signal Hill Terrace Sw, Calgary

MLS® #A2247102

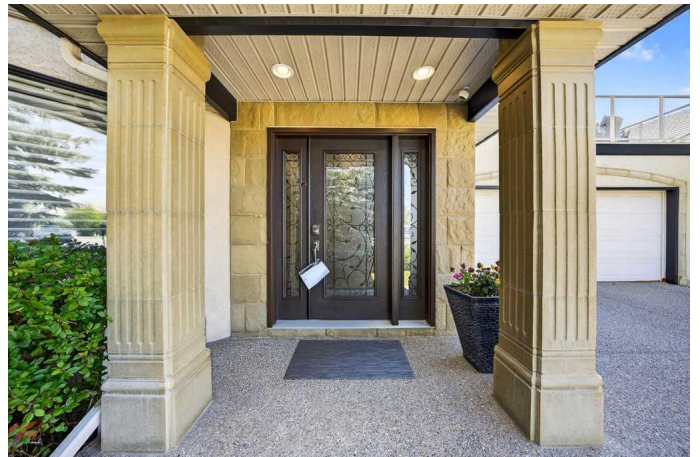
**\$1,099,000**

4 Bedroom, 3.00 Bathroom, 1,941 sqft

Residential on 0.20 Acres

Signal Hill, Calgary, Alberta

\*\*\*Open house Sat August 16 noon-1:30, Sun Aug 17 11:30-1:30\*\*\* In the heart of Signal Hill a popular community is this grand 2000 sq ft 4 bedroom hillside bungalow. This home is highlighted by features such as central air conditioning, 9 ft high ceiling on both floors, open to above, magnificent curve stares and railing, dark high quality hardwood floor, recently renovation includes: high efficient furnace (2025), additional insulation in the Attic (2024), Toto toilet seat in master suite, WI-FI control lights outside of the front door, office and kids bedrooms, two hot water tanks (4-6 years), Gutter filters, wi-fi remote control heating, cooling system and sprinkler system, garden sensor lights, theater room, wrap-around deck with a view, etc. Beyond the upgraded kitchen -- with stove mounted in the granite, built-in wall oven, stainless steel fridge -- the large living/entertainment area, main floor laundry, the luxurious ensuite off the master including jacuz hot tub, stand shower and double vanity and sink. The walkout fully finished basement is huge and vast with spacious full bath room, good size bedroom and theater. The huge beautiful yard is a must see gorgeous garden to behold. On a quiet street but near all services like schools, public transportation, parks, and shopping centers. You must have a look in person to appreciate this nice home in excellent condition. You will enjoy this unique bungalow cool in summer and warm in winter. No PolyB for this house.



Built in 2000

## Essential Information

MLS® #	A2247102
Price	\$1,099,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,941
Acres	0.20
Year Built	2000
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

## Community Information

Address	7 Signal Hill Terrace Sw
Subdivision	Signal Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 3K9

## Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	4

## Interior

Interior Features	Built-in Features, Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, Open Floorplan, See Remarks, Storage, Walk-In Closet(s)
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave, Refrigerator, Washer, Window Coverings, Built-In Electric Range, See Remarks
Heating	Forced Air, Natural Gas, Fireplace(s), In Floor
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

## Exterior

Exterior Features	Balcony, Private Yard, Rain Gutters, Storage, Barbecue, Garden, Playground
Lot Description	Back Yard, Cul-De-Sac, Landscaped, Lawn, Pie Shaped Lot, Private, See Remarks, Treed, Views, Garden, Underground Sprinklers
Roof	Cedar Shake
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	August 14th, 2025
Days on Market	2
Zoning	R-CG

## Listing Details

Listing Office	Grand Realty
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