

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

MLS® #A2231804

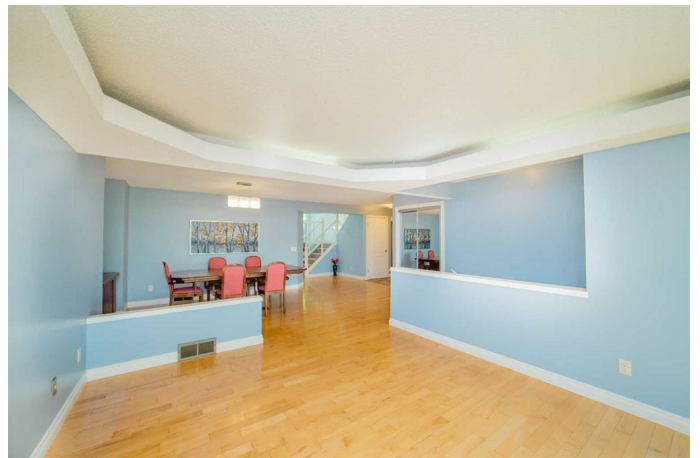
## \$949,000

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	61
Zoning	R-CG

## Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.