

\$645,000 - 28, 100 Signature Way Sw, Calgary

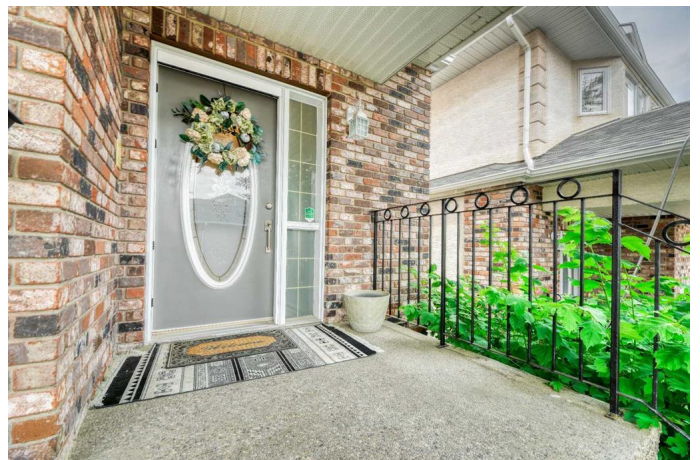
MLS® #A2194234

\$645,000

3 Bedroom, 4.00 Bathroom, 1,937 sqft
Residential on 0.06 Acres

Signal Hill, Calgary, Alberta

OPEN HOUSE SUNDAY March 2 2:00 TO 4:00. Welcome to Signal Hill Estates! This stunning two-storey home in a prestigious gated community offers 3 bedrooms, 3.5 bathrooms, and over 2,600 sq. ft. of beautifully developed living space. Designed for modern living, the open-concept main floor features a gourmet kitchen with granite countertops, stainless steel appliances, and hardwood and tile flooring, while spacious living areas and a cozy gas fireplace create the perfect setting for relaxation and entertaining. Step onto the private rear balcony to enjoy outdoor gatherings. Upstairs, the luxurious primary suite boasts a massive walk-in closet, a spa-like 5-piece ensuite with dual sinks, a soaker tub, and a rainfall shower with 10mm glass, plus a newly updated south-facing balcony (2023) with breathtaking views off the primary bed. Two generously sized bedrooms and a large family room—easily convertible to a fourth bedroom—complete the upper level. The fully finished lower level offers the third bedroom, a full bathroom, a family room, and ample storage. Recent upgrades include a brand-new roof (2024) and an upper balcony renovation (2023). Enjoy the convenience of a double attached garage, complete with a built-in climbing wall (removable if desired). Ideally located near Sirocco Train Station, West Side Rec Centre, and Sunterra Market, this exceptional home blends luxury, comfort, and unbeatable convenience. Don't miss your chance—schedule your private viewing



today!

Built in 1999

Essential Information

MLS® #	A2194234
Price	\$645,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,937
Acres	0.06
Year Built	1999
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	28, 100 Signature Way Sw
Subdivision	Signal Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 2W6

Amenities

Amenities	Visitor Parking
Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, Driveway, Garage Faces Front
# of Garages	2

Interior

Interior Features	Beamed Ceilings, Breakfast Bar, Granite Counters, High Ceilings, No Animal Home, No Smoking Home
Appliances	Dishwasher, Garage Control(s), Gas Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked

Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	2
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony, BBQ gas line
Lot Description	Rectangular Lot
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	February 13th, 2025
Days on Market	27
Zoning	DC

Listing Details

Listing Office	Power Properties
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