

\$1,024,900 - 77 Signature Close Sw, Calgary

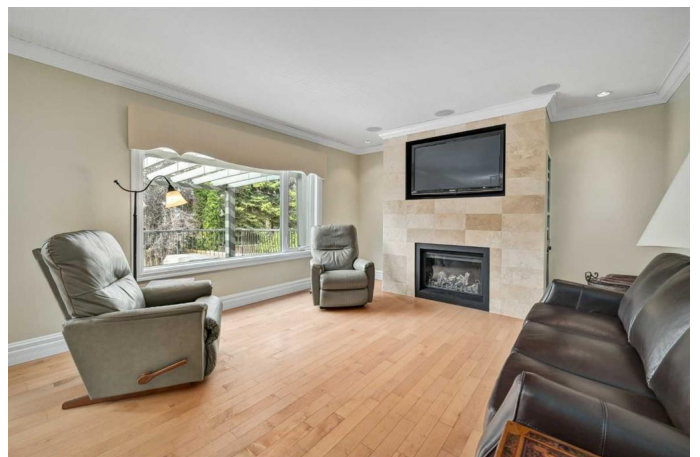
MLS® #A2200608

\$1,024,900

4 Bedroom, 4.00 Bathroom, 2,136 sqft
Residential on 0.13 Acres

Signal Hill, Calgary, Alberta

Luxurious detached home in the sought-after Signature Park area in Signal Hill, with 4 bedrooms and 3.5 bathrooms. Offering exceptional craftsmanship and timeless elegance, this beautifully maintained property is just a short walk to Sirocco C-Train Station and West Market Square. With recreation and schools close by this is a truly unbeatable location! *** From the moment you step inside, youâ€™ll be captivated by the attention to detail throughoutâ€™deep baseboards, crown molding, solid core interior doors, and exquisite trim and hardware. The entire main floor, staircase, and upper level are finished with hardwood flooring, adding warmth and character to every space. The French-inspired kitchen is a chefâ€™s dream, featuring wood cabinetry, stone countertops, and premium stainless-steel appliances. Thoughtfully designed for both beauty and functionality, it boasts a gas range, farmhouse sink, instant hot water tap, and filtered cold water tap. Patio doors off the kitchen lead to a beautiful brick-tiled deck with pergola, perfect for outdoor dining, BBQs, and relaxing in your private backyard oasis. Adjacent to the kitchen, the inviting family room offers a picturesque view of the backyard, with travertine-tiled fireplace, and built in speakers, creating a perfect space to unwind. At the front of the home, the formal living and dining room showcase large windows overlooking the beautifully landscaped front yardâ€™an elegant setting for entertaining. The main floor also



includes a bespoke half-bathroom and a laundry/mudroom with direct access to the double attached garage. *** Upstairs, the grand primary suite is a true retreat, featuring shuttered windows, a custom-built walk-in closet, and a spa-inspired ensuite complete with a jetted tub and a walk-in shower. Two additional generously sized bedroomsâ€”each with custom blackout cellular blindsâ€”share a beautifully updated family bathroom with quartz countertops.*** The lower level offers endless possibilities with a large rec room featuring a custom shelving unit that creates flexible living spaces for a home theater, gym, or playroom. A spacious fourth bedroom with a walk-in closet and a third full bathroom make this level ideal for guests or extended family. Plus, thereâ€™s an oversized storage/craft room with a utility sinkâ€”a great addition for hobbies or extra organization. *** The private backyard backs onto mature trees and a tranquil community green space, creating a peaceful and picturesque setting. Both the front and back yards are beautifully maintained with an underground sprinkler system for easy upkeep. *** Additional upgrades include: Aluminum-clad vinyl windows throughout; Air-conditioning (2018); New high-efficiency furnace (2019); Water softener system; Durable clay-tile roof for long-term low maintenance; In-floor heating master bathroom; Poly B removed throughout. Contact your favourite Realtor today to book your private viewing and see why this could be a smart move for you!

Built in 1991

Essential Information

MLS® #	A2200608
Price	\$1,024,900
Bedrooms	4

Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,136
Acres	0.13
Year Built	1991
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	77 Signature Close Sw
Subdivision	Signal Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 2V7

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Driveway
# of Garages	2

Interior

Interior Features	Closet Organizers, Granite Counters, Kitchen Island, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s), Bookcases, Chandelier, Crown Molding, Jetted Tub, Wired for Sound
Appliances	Dishwasher, Dryer, Gas Range, Range Hood, Refrigerator, Washer, Window Coverings, Garburator, Instant Hot Water, Water Softener
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Family Room, Tile
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	Back Yard, Gazebo, Landscaped, Underground Sprinklers
Roof	Clay Tile
Construction	Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	March 8th, 2025
Days on Market	4
Zoning	R-CG

Listing Details

Listing Office	2% Realty
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