

\$1,500,000 - 177 Signature Way Sw, Calgary

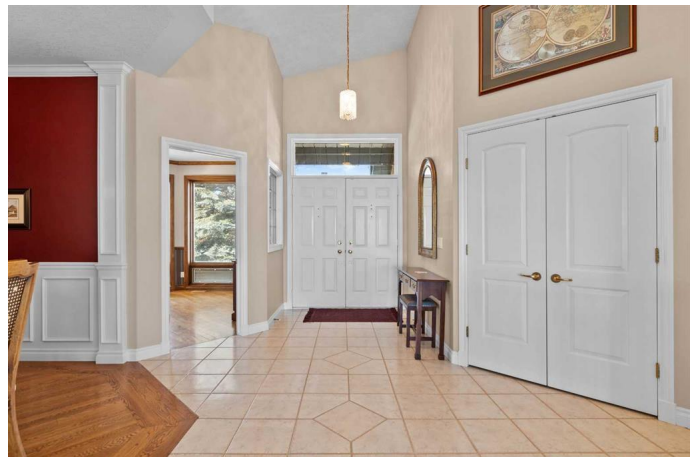
MLS® #A2200834

\$1,500,000

4 Bedroom, 3.00 Bathroom, 2,232 sqft
Residential on 0.22 Acres

Signal Hill, Calgary, Alberta

***Open House Saturday March 14th
2:00-4:00*** With a 160° view of the city skyline and located in one of the most sought-after SW communities, Signal Hill, this custom executive style 2200 sqf walkout bungalow with triple car garage is a must see! Welcoming you is an impressive, tiled, entryway with 14 ft high ceilings. But look just ahead and you will be drawn to majestic city views – day or night, they are breath taking. The main floor is a great mixture of an open floor plan kitchen, casual dining area and living room, perfect for entertaining. Just around the corner you will find a formal dining room perfect for holidays and family gatherings and a private quiet office which would make a perfect work from home space or a library. The entertainer's kitchen is the heart of this home. It is well appointed, with a large granite island, gas down draft stove, a stainless appliance package and plenty of storage including pantry. This is open concept space has a 3-sided natural gas fireplace separating the dining area from the living room. Both spaces feature floor to ceiling windows and the access to an elevated patio, to take in all the city views have to offer. The bedroom wing of the main floor has access to the triple front garage, mud room and laundry area. There is a large secondary bedroom and the main bath with water closet. The primary retreat not only includes the primary bedroom but also a large walk-in closet, an ensuite with double vanity, soaker tub, separate shower and another



water closet and also the same floor to ceiling windows featured through the home and a door out to the deck. It is an amazing place to enjoy a coffee as the sun comes in the morning or shut down the day with views of the twinkling lights of the city. A grand curved staircase leads down to the lower family room where once again we are greeted with immaculate views of city. This open concept space has a 3-sided wood burning fireplace which flanks the games corner and the beautiful wet bar for hosting all your guest in style. This basement has ample room for a pool table or home gym so make it the leisure space you are looking for. In the lower level you will also find another 2 large bedrooms and 4-piece bath. This home sits on a 9500 sqf lot which out the back includes full hardscaping. There is a patio which is accessible from the lower level or via spiral staircase from the elevated deck. The tiered back yard is completed with paving stones and landscaping blocks creating more ways to enjoy the iconic Calgary skyline. With an amazing location, unparalleled views and a stunning floor plan this home is everything you may need or want in a home. See it today

Built in 1994

Essential Information

MLS® #	A2200834
Price	\$1,500,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,232
Acres	0.22
Year Built	1994
Type	Residential
Sub-Type	Detached

Style	Bungalow
Status	Active

Community Information

Address	177 Signature Way Sw
Subdivision	Signal Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 2Y1

Amenities

Parking Spaces	5
Parking	Additional Parking, Garage Faces Front, Oversized, Triple Garage Attached
# of Garages	3

Interior

Interior Features	Breakfast Bar, Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, Open Floorplan, Soaking Tub, Storage, Wet Bar
Appliances	Built-In Oven, Dishwasher, Dryer, Gas Stove, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Gas, Living Room, Tile, Wood Burning, Kitchen, Three-Sided
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	BBQ gas line, Private Yard
Lot Description	Back Yard, Front Yard, Landscaped, Private, Sloped
Roof	Asphalt Shingle
Construction	Asphalt
Foundation	Poured Concrete

Additional Information

Date Listed	March 12th, 2025
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Days on Market 2
Zoning R-CG

Listing Details

Listing Office RE/MAX Complete Realty

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