

\$939,900 - 221 Signal Hill Court Sw, Calgary

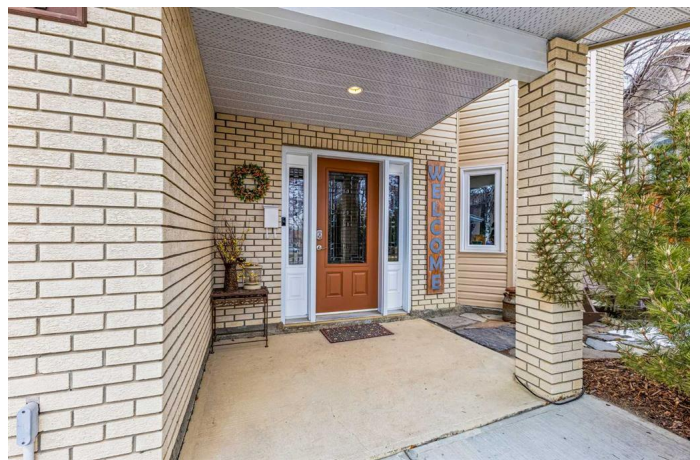
MLS® #A2203201

\$939,900

5 Bedroom, 3.00 Bathroom, 1,716 sqft
Residential on 0.23 Acres

Signal Hill, Calgary, Alberta

Welcome to this fully upgraded hillside bungalow in the highly sought-after Signal Hill district on Calgary's West side, offering breathtaking downtown city views! Situated on a beautifully landscaped 9,800 ft² pie-shaped lot in a quiet cul-de-sac, this home boasts a sunny west-facing backyard which is perfect for outdoor enjoyment. The home features stunning custom kitchen renovations, completed in 2020, with elegant granite countertops and stainless steel appliances. The open-concept design connects the front to the back of the home, highlighted by vaulted ceilings and spectacular views of the Calgary downtown skyline. The main floor family room, with its cozy wood-burning fireplace, has patio doors that open onto a large tiered deck, leading to a meticulously landscaped and private backyard. The main floor offers three spacious bedrooms, including a primary suite with a cozy sitting area, electric fireplace, and incredible downtown views. The primary bedroom also includes an upgraded ensuite bath and walk-in closet. A den on the main floor offers more spectacular city views. The fully developed lower level includes two additional bedrooms, a full bath, laundry room, a living room, and walkout entrances to the front and side yards. The basement also provides direct access to the oversized double heated garage complete with built in work bench. Other recent upgrades include all new windows and doors (2014-2016), maintenance-free vinyl siding (2017), a metal



roof (pre 2008), furnace and air conditioning (2022), water heater (2017), upgraded upstairs bathrooms (2018), and a newly renovated lower-level bathroom (2024). The main floor is finished with engineered hardwood flooring (2020), while the deck and fences were updated in 2016. This property is in pristine "move-in" condition and is conveniently located just steps from a park, 5 minutes from the Westside Rec Centre, Westhills and Signal Hill Shopping Centres, and offers quick access to downtown. It's also in close proximity to some of Calgary's top tier schools. The majestic Canadian Rockies are just 45 minutes drive away! Call today to schedule your private showing!

Built in 1986

Essential Information

MLS® #	A2203201
Price	\$939,900
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,716
Acres	0.23
Year Built	1986
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	221 Signal Hill Court Sw
Subdivision	Signal Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 2G8

Amenities

Parking Spaces	6
Parking	Double Garage Attached, Front Drive, Garage Door Opener, Heated Garage, Insulated, Oversized, Workshop in Garage
# of Garages	2

Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Central Vacuum, Closet Organizers, Granite Counters, Kitchen Island, Open Floorplan, Recessed Lighting, Separate Entrance, Vinyl Windows
Appliances	Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Electric, Family Room, Mantle, Wood Burning, Brick Facing, Gas Log, Master Bedroom, Raised Hearth
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Walk-Out

Exterior

Exterior Features	Garden, Private Yard
Lot Description	Cul-De-Sac, Garden, Landscaped, Pie Shaped Lot, Treed, Underground Sprinklers, Views, Gentle Sloping, Yard Drainage
Roof	Metal
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Wood

Additional Information

Date Listed	March 18th, 2025
Days on Market	10
Zoning	R-CG

Listing Details

Listing Office	RE/MAX House of Real Estate
----------------	-----------------------------

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