

# \$1,125,000 - 9 Signature Close Sw, Calgary

MLS® #A2219483

**\$1,125,000**

6 Bedroom, 4.00 Bathroom, 2,507 sqft

Residential on 0.13 Acres

Signal Hill, Calgary, Alberta

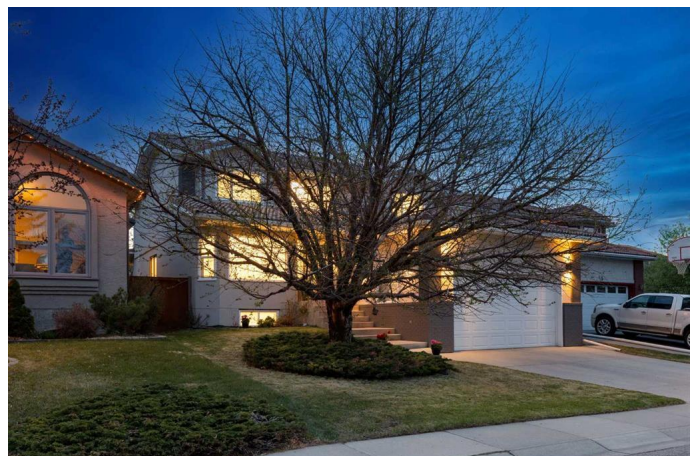
\*\*\* OPEN HOUSE, SUNDAY 1:30-3:30PM\*\*\*

PLEASE CLICK ON RED 3-D BUTTON FOR INTERACTIVE VIDEO\*\*\*\*

Welcome to this extensively renovated two-storey gem located in the prestigious community of Signal Hill.

Perfectly designed for the growing family, this spacious home features 6 bedrooms, 4 full bathrooms, and over 3,600 sq ft of developed living space. From the moment you step inside, you're welcomed by a soaring 18-foot ceiling and an abundance of natural light. The bright and inviting front living room flows seamlessly into a formal dining area, ideal for hosting large family gatherings or special occasions. The heart of the home is the brand-new white kitchen, complete with soft-close cabinetry, quartz countertops, stainless steel appliances, and a clean, modern design sure to impress. Step out from the kitchen nook to a covered back deck, perfect for year-round BBQs while the kids enjoy the sunny, west-facing backyard.

Gorgeous hardwood flooring stretches across most of the main floor, adding warmth and elegance throughout. The sunken family room, anchored by a wood-burning fireplace, offers a cozy and welcoming atmosphere. A main floor den and full bathroom provide function and flexibilityâ€”perfect for guests, family members with mobility needs, or use as a home office. Upstairs, the primary suite is a true retreat, featuring a luxurious 5-piece ensuite with soaker tub, dual vanities, and a walk-in closet. Three additional generous-sized bedrooms,



another full bath, and convenient upper-level laundry complete this level. The fully developed basement is ideal for teenagers or extended family, offering a large recreation space perfect for movie nights, games, or lounging. It also includes two more bedrooms and an additional full bathroom. Recent renovations include: New exterior stucco finish, All new bathrooms, Some new windows, All new flooring Updated plumbing, light fixtures and more. Situated close to top-rated schools, Westside Rec Centre, shopping at Signal Hill Centre, and with easy access to the LRT and downtown, this is a turn-key home in a family-friendly, well-established neighbourhood. Donâ€™t miss your opportunity to own this beautiful, move-in ready home in Signal Hill.

Built in 1990

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2219483    |
| Price          | \$1,125,000 |
| Bedrooms       | 6           |
| Bathrooms      | 4.00        |
| Full Baths     | 4           |
| Square Footage | 2,507       |
| Acres          | 0.13        |
| Year Built     | 1990        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 9 Signature Close Sw |
| Subdivision | Signal Hill          |
| City        | Calgary              |
| County      | Calgary              |

|             |         |
|-------------|---------|
| Province    | Alberta |
| Postal Code | T3H 2V7 |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Double Vanity, Granite Counters                                      |
| Appliances        | Dishwasher, Dryer, Garage Control(s), Refrigerator, Stove(s), Washer |
| Heating           | Forced Air   |
| Cooling           | None   |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Wood Burning   |
| Has Basement      | Yes  |
| Basement          | Finished, Full   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Private Yard   |
| Lot Description   | Front Yard, Fruit Trees/Shrub(s), Gentle Sloping, Landscaped |
| Roof              | Clay Tile  |
| Construction      | Stucco   |
| Foundation        | Poured Concrete  |

### Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 9th, 2025 |
| Days on Market | 21            |
| Zoning         | R-CG          |

### Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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