

# \$829,000 - 61 Signature Close Sw, Calgary

MLS® #A2201766

**\$829,000**

4 Bedroom, 3.00 Bathroom, 1,842 sqft  
Residential on 0.13 Acres

Signal Hill, Calgary, Alberta

WONDERFUL and KEY RENOVATIONS highlight this 4 BEDROOM, 2.5 BATHROOM, Ideally located in Signal Hill. Over 1800 SQUARE FEET of living space with NEW flooring, NEW paint, NEW lighting (pot lights throughout the main floor,) NEW ceiling finishing, NEWER furnace and POLY-B REMEDIATION. An ideal location, only a short walk or drive to all of the amazing amenities that make Signal Hill a top ranked community including schools, public transportation and shopping. You will be immediately impressed with the charming elevation leading you to the private front door. As you enter you are greeted by wonderful natural light throughout the living room / dining room combination featuring that wonderful new flooring and a spanning VAULTED CEILING. Nicely situated is the spacious kitchen with breakfast nook featuring first class appliances and brand new quartz countertops. The kitchen and family room are a wonderful OPEN CONCEPT FLOOR PLAN allowing you to effortlessly watch your growing family or casually entertain, anchored by wonderful built-ins and a fireplace for cozy winter nights. A main floor bedroom or potential office, plus main floor laundry and half bathroom complete this functional and spacious main floor. The well located stairs to upstairs leads you to three generous bedrooms including a spacious primary bedroom with walk-in closet and 5 piece ensuite, two good sized secondary bedrooms and another full bath. Finally, the



basement is ready for your inspiration with roughed-in plumbing. Lastly, the backyard features a BRAND NEW DECK and privacy. The Signal Hill package is complete with a clay tile roof. Book your private showing today.

Built in 1990

### Essential Information

MLS® #	A2201766
Price	\$829,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,842
Acres	0.13
Year Built	1990
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	61 Signature Close Sw
Subdivision	Signal Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 2V7

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Vaulted Ceiling(s)
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Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings, See Remarks
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Yard, Interior Lot, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 12th, 2025
Days on Market	22
Zoning	R-CG

### **Listing Details**

Listing Office	CIR Realty
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