# \$849,900 - 20 Signal Hill Circle Sw, Calgary

MLS® #A2233112

## \$849,900

4 Bedroom, 3.00 Bathroom, 1,885 sqft Residential on 0.11 Acres

Signal Hill, Calgary, Alberta

Welcome to 20 Signal Hill Circle SWâ€"an outstanding opportunity to own in one of Calgary's most desirable and well-established communities. Nestled on a quiet, family-friendly street, this home offers the perfect balance of suburban tranquility and urban convenience.

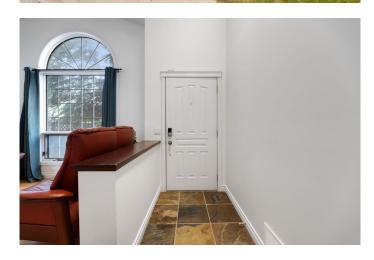
Signal Hill is known for its elevated positioning, scenic views, and strong community feel. From your doorstep, enjoy quick access to Westhills Towne Centre, with its wide range of shopping, dining, and entertainment. Commuters will love the easy connection to downtown via Sarcee Trail or the nearby LRT, while families benefit from excellent schools, playgrounds, parks, and the nearby Westside Rec Centre. A well-connected pathway system winds through the neighbourhoodâ€"ideal for biking, running, or weekend strolls with the kids.

Inside, the home is bright, welcoming, and well maintained, offering over 2,400 sq ft of living space. The main floor features vaulted ceilings, hardwood floors, and a spacious living and dining area. The kitchen offers ample prep space, newer stainless steel appliances, and opens to a sunny south-facing deck and backyardâ€"ideal for relaxing or entertaining. A cozy family room with gas fireplace, a bedroom or office, full bath, and laundry complete the main level.

Upstairs is a large primary bedroom with







4-piece ensuite, two more bedrooms, and another full bath. The finished basement offers a big rec room, cold room, and generous storage.

Recent upgrades include a Telus alarm system (2022), new fridge and dishwasher (2025), gas stove/range (2019), microwave (2020), dual-sequence furnace (2024), and a roof (2024) with transferable warranty. The hot water tank, humidifier, furnaces, and all water supply lines (no more poly B) were replaced Dec 2024–Jan 2025 and are under transferable warranty. Also includes a double attached garage and hot tub. A move-in ready home in a location you don't want to miss.

#### Built in 1991

### **Essential Information**

MLS® # A2233112 Price \$849,900

Bedrooms 4

Bathrooms 3.00

Full Baths 3

Square Footage 1,885
Acres 0.11
Year Built 1991

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

## **Community Information**

Address 20 Signal Hill Circle Sw

Subdivision Signal Hill
City Calgary
County Calgary
Province Alberta
Postal Code t3h 2h7

#### **Amenities**

Parking Spaces

Parking Double Garage Attached

4

# of Garages 2

#### Interior

Interior Features No Smoking Home

Appliances Dishwasher, Dryer, Gas Stove, Range Hood, Refrigerator, Washer

Heating Central

Cooling None

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas

Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features Other

Lot Description See Remarks

Roof Asphalt

Construction Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed June 22nd, 2025

Days on Market 8

Zoning R-CG

## **Listing Details**

Listing Office TREC The Real Estate Company

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