

# \$999,800 - 13 Signature Close Sw, Calgary

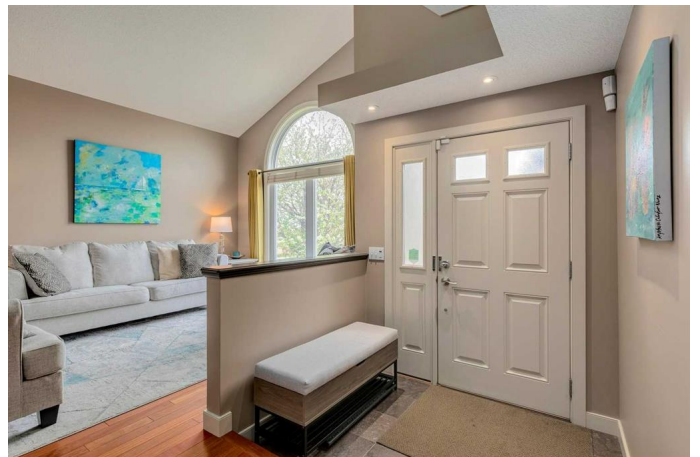
MLS® #A2225838

**\$999,800**

4 Bedroom, 4.00 Bathroom, 2,280 sqft  
Residential on 0.12 Acres

Signal Hill, Calgary, Alberta

Welcome to 13 Signature Close SW - a beautifully renovated and meticulously maintained family home nestled in the highly sought-after community of Signal Hill. From the moment you step inside, you'll appreciate the spacious formal entry, gleaming Brazilian Cherry hardwood floors, and soaring two-storey vaulted ceilings that fill the home with natural light. The elegant front living and dining rooms seamlessly connect to a pristine kitchen featuring vibrant full-height cabinetry, granite countertops with peninsula island, a full tile backsplash, and high-end stainless steel appliances. An inviting breakfast nook separates the kitchen from the generous family room, anchored by a cozy gas fireplace. An ideal space for entertaining or relaxing with family. The main level also offers a quiet den, a stylish 2-piece powder room, and a recently renovated laundry room complete with custom built-ins and a convenient folding counter. Upstairs, you'll find three generously sized bedrooms and two full bathrooms, including a spacious primary retreat with a luxurious 4-piece ensuite. Enjoy the spa-like feel with heated floors, a soaker tub, steam shower, separate water closet, and a walk-in closet. The fully developed lower level is perfect for family living, featuring a large recreation room, a fourth bedroom with its own 4-piece ensuite, and ample organized storage. Step outside to your west-facing backyard oasis, thoughtfully landscaped with a large deck, ground-level brick patio with pergola, and low-maintenance



plantings – perfect for summer gatherings. Recent and notable upgrades include: Brazilian Cherry hardwood throughout the main floor (2025), dual hot water tanks (2024), Carrier Infinity 100,000 BTU furnace (2020), full CAT5 data wiring throughout the home, and most appliances have been replaced within the past five years. Located in one of Calgary’s premier communities, Signal Hill offers access to top-rated schools, Westhills Shopping Centre, Sunterra Market, major roadways, 5 minute walk to LRT and is just 10 minutes to downtown. This is a truly special home, don’t miss your chance. Contact your favorite agent today to book a private viewing!

Built in 1990

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2225838    |
| Price          | \$999,800   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,280       |
| Acres          | 0.12        |
| Year Built     | 1990        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 13 Signature Close Sw |
| Subdivision | Signal Hill           |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |

Postal Code T3H2V7

### Amenities

Parking Spaces 4  
Parking Double Garage Attached  
# of Garages 2

### Interior

Interior Features Closet Organizers, Kitchen Island, No Smoking Home  
Appliances Bar Fridge, Dishwasher, Electric Stove, Freezer, Garage Control(s), Microwave, Range Hood, Refrigerator, Water Softener  
Heating Forced Air  
Cooling Central Air  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Gas  
Has Basement Yes  
Basement Finished, Full

### Exterior

Exterior Features Garden, Lighting  
Lot Description Back Yard, Landscaped, Lawn, Level, Low Maintenance Landscape, Private, Treed  
Roof Concrete  
Construction Stucco  
Foundation Poured Concrete

### Additional Information

Date Listed May 29th, 2025  
Days on Market 3  
Zoning R-CG

### Listing Details

Listing Office The Home Hunters Real Estate Group Ltd.

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