



**GRASSROOTS**  
REALTY GROUP

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**31 Signal Hill Way SW**  
**Calgary, Alberta**

**MLS # A2231804**



**\$988,000**

<b>Division:</b>	Signal Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	2,952 sq.ft.	<b>Age:</b>	1988 (37 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Jetted Tub, Skylight(s)		

<b>Inclusions:</b>	N/A
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Stunning and beautifully renovated 5-bedroom, 3-bathroom estate home located in the prestigious Signal View Estates, ideally situated on a quiet street just steps from parks and only 15 minutes to downtown. This bright and welcoming home features an elegant formal living and dining area with hardwood floors, a gourmet kitchen with granite countertops, stainless steel appliances including a brand-new dishwasher, and a sun-filled family room with three skylights, a wood-burning fireplace, and access to the sunny west-facing backyard—perfect for entertaining. The main floor also includes a dedicated office/den or bedroom, a renovated 2-piece powder room, and a spacious laundry room. Upstairs boasts four generous bedrooms, a renovated 5-piece main bathroom with dual sinks and granite counters, and an executive master retreat with bay window, two walk-in closets, and a luxurious ensuite with heated floors, jetted tub, and separate shower. The finished lower level offers flexible space for a playroom or hobby room, plus ample storage and a wine room. Additional upgrades include central A/C, water softener and filtration system (2017), dual furnaces (2018), all windows and doors replaced (2020), radon mitigation system (2024), and underground irrigation. This is not just a home, but a truly lucky house—it has inspired success, with three children from this household admitted to the University of Waterloo’s prestigious Mathematics program. This is a rare opportunity to own a turnkey family home with pride of ownership, exceptional functionality, and premium updates in one of Calgary’s most desirable communities.