



**7 Signature Mews SW  
Calgary, Alberta**

**MLS # A2323821**



**\$950,000**

<b>Division:</b>	Signal Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,128 sq.ft.	<b>Age:</b>	1991 (35 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Low Maintenance Landscape		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Clay Tile	<b>Condo Fee:</b>	-
<b>Basement:</b>	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>	Built-in Features, Central Vacuum, No Animal Home, No Smoking Home		

**Inclusions:** 2 Dishwasher, Dryer, Microwave, Range Hood, Stove(s), Washer, Window Coverings, garage remote(s), 2 Fridge

Tucked at the end of a quiet cul-de-sac in sought-after Signature Mews, this beautifully maintained two-storey offers 3,000 sq. ft. of total living space across three levels, ideally situated in one of Signal Hill's most convenient pockets, minutes from West Side Recreation Centre, Westhills shopping, top-rated schools, and quick access to Stoney Trail. This is the kind of street where kids play outside and neighbours actually know each other. From the moment you step inside, the layout just makes sense. The living room sits off the entry and flows naturally into the dining room, a generous space made for long dinners with family and friends. The kitchen has been thoughtfully updated with a Bosch glass cooktop, quartz countertops, new cabinetry, and a window that looks out over the south-facing backyard. It opens seamlessly into the great room, where the fireplace anchors the space and large southwest-facing windows flood the main floor with natural light. Upstairs, four bedrooms give a growing family room to breathe. The primary suite features large windows and a beautifully updated ensuite—the kind you actually want to come home to at the end of a long day. Three additional bedrooms and a full 5-piece bathroom complete the upper level. The fully developed walk-out basement adds even more versatility. A fifth bedroom and 3-piece bathroom make it ideal for guests, while the recreation room is wide open for whatever the family needs—a kids' playroom, a media room, or both. The walk-out opens to a landscaped yard with a south-facing deck, patio, and gas BBQ hookups. City views are visible from the family room and the deck above. Poly-B plumbing has been professionally removed, windows replaced in 2022, interior freshly painted in 2025, and the home also features two gas fireplaces, main floor laundry, stucco and brick exterior, clay tile roof, a

high-efficiency furnace, and two hot water tanks. Genuinely cared for, and move-in ready. This home is a must see!