



GRASSROOTS
REALTY GROUP

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41 Sidon Crescent SW
Calgary, Alberta

MLS # A2324838



\$1,175,000

Division:	Signal Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,089 sq.ft.	Age:	1989 (37 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Front Yard, Garden, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Central Vacuum, Closet Organizers, Granite Counters, Kitchen Island, No Smoking Home, Storage, Sump Pump(s)		
Inclusions:	Shed, TV wall Brackets		

Open house Saturday July 18th, 2026 11am to 1:30pm Welcome to this exceptional home in the highly sought-after community of Signal Hill, thoughtfully upgraded throughout and ready for its next family. Ideally situated facing the Rotary/Mattamy Greenway pathway system, this property offers an outstanding combination of luxury, functionality, and stunning outdoor living. Step inside to discover a bright formal living room that flows seamlessly into the elegant dining room, complete with a built-in bar—perfect for entertaining family and friends. The beautifully appointed kitchen overlooks the west-facing backyard and is designed for both everyday living and entertaining. It features premium Dacor appliances, including a wall oven and warming drawer, a side-by-side refrigerator/freezer, electric cooktop, industrial-style range hood, custom pot filler, granite countertops, built-in microwave, abundant cabinetry, a built-in pantry, and a Kinetico water filtration system. The inviting family room showcases a custom stone feature wall, a cozy wood-burning fireplace, and built-in media cabinetry. Completing the main floor are a convenient powder room and a well-designed laundry area with a folding counter. Upstairs, you'll find three spacious bedrooms plus a generous open office overlooking the formal living room below. The luxurious primary suite offers a spa-inspired ensuite featuring a custom walk-in shower, large jetted tub, and granite countertops. The main bathroom has also been beautifully renovated with a steam shower, custom tile inlay, and multiple shower heads for a true spa experience. The fully finished basement provides exceptional flexibility, featuring an additional bedroom with its own ensuite bathroom, a bar area, and plenty of room for a home gym, recreation space, or media room. Outside, the professionally landscaped yard is truly one of

a kind. The front yard features custom gardens with distinctive plantings and attractive tiered retaining walls. The spectacular backyard is designed for year-round enjoyment, complete with: Built-in fire pit, Large deck with outdoor sink, Custom stone-clad storage shed, Greenhouse connected to rain barrels with a filtration system, Heated pond where fish can comfortably live year-round, Beautiful custom stone garden beds surrounding spacious lawn. The heated attached garage is currently set up as a workshop, providing excellent space for hobbies, projects, or additional storage. This is a rare opportunity to own a meticulously maintained, extensively upgraded home in one of Calgary's most desirable communities. Properties of this caliber seldom become available. Book your private showing today!