



GRASSROOTS
REALTY GROUP

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24, 100 Signature Way SW
Calgary, Alberta

MLS # A2329489



\$649,900

Division:	Signal Hill		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,919 sq.ft.	Age:	2002 (24 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Garage Door Opener, Heated Garage, In		
Lot Size:	0.06 Acre		
Lot Feat:	Irregular Lot, Landscaped, Low Maintenance Landscape, Private		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, See Remarks, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 752
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Central Vacuum, Closet Organizers, Crown Molding, Double Vanity, Dry Bar, French Door, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Soaking Tub, Stone Counters, Walk-In Closet(s), Wired for Sound		
Inclusions:	Central Air Conditioner, Dishwasher, Garage Control(s), Gas Cooktop, Microwave, Oven-Built-In, Range Hood, Refrigerator, Washer/Dryer		

*** OPEN HOUSE Saturday, July 18, 2026 2-4PM *** Welcome to Signal Hill Estates! This beautifully updated, executive 3 bed 3.5 bath half-duplex offers the perfect low-maintenance lifestyle. Located in a quiet complex, you are steps from Sunterra Market, Westhills Shopping, Westside Rec, and the LRT. The main floor features an open layout perfect for daily life or hosting guests, the living room is highlighted by warm hardwood floors and a cozy gas fireplace. At the heart of the home is a custom chef's kitchen with floor to ceiling, soft-close cabinets, under-cabinet lighting, a Sub-Zero fridge, and a Monogram gas range. With granite countertops, a subway tile backsplash, and a large island, this space is both beautiful and functional. The dining area opens to a private deck with a gas BBQ line. Upstairs, the primary bedroom is a quiet escape with a walk-in closet and a private, south-facing balcony with downtown views. The remodeled ensuite feels like a spa, featuring a freestanding tub, double sinks, and a glass steam shower. This level also includes 2 additional bedrooms, a full bathroom, and laundry. The finished basement adds a large recreation room, a flex room or home office, a full bathroom, and plenty of storage, all refreshed with new paint and carpet. This home is packed with upgrades, including central A/C, Wired home speaker system, central vac, triple-pane windows, a new hot water tank, water softener, Phantom screen doors, USB outlets, Nest home thermostat and a heated double garage. Best of all, you can forget about yard work. The condo board handles exterior upkeep and recently finished a new roof, new balcony flooring, and landscaping. This home has been lovingly cared for inside and out—just move in and enjoy!

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