



GRASSROOTS
REALTY GROUP

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31 Signal Hill Way SW
Calgary, Alberta

MLS # A2231804



\$988,000

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

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

Inclusions: N/A

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.