



**GRASSROOTS**  
REALTY GROUP

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20 Signal Hill Circle SW  
Calgary, Alberta

MLS # A2233112



**\$799,999**

|           |                        |        |                   |
|-----------|------------------------|--------|-------------------|
| Division: | Signal Hill            |        |                   |
| Type:     | Residential/House      |        |                   |
| Style:    | 2 Storey               |        |                   |
| Size:     | 1,885 sq.ft.           | Age:   | 1991 (34 yrs old) |
| Beds:     | 4                      | Baths: | 3                 |
| Garage:   | Double Garage Attached |        |                   |
| Lot Size: | 0.11 Acre              |        |                   |
| Lot Feat: | See Remarks            |        |                   |

|             |                  |            |      |
|-------------|------------------|------------|------|
| Heating:    | Central          | Water:     | -    |
| Floors:     | Carpet, Hardwood | Sewer:     | -    |
| Roof:       | Asphalt          | Condo Fee: | -    |
| Basement:   | Finished, Full   | LLD:       | -    |
| Exterior:   | Wood Frame       | Zoning:    | R-CG |
| Foundation: | Poured Concrete  | Utilities: | -    |
| Features:   | No Smoking Home  |            |      |

|             |        |
|-------------|--------|
| Inclusions: | Hottub |
|-------------|--------|

Welcome to 20 Signal Hill Circle SW—an outstanding opportunity to own in one of Calgary’s most desirable and well-established communities. Nestled on a quiet, family-friendly street, this home offers the perfect balance of suburban tranquility and urban convenience. Signal Hill is known for its elevated positioning, scenic views, and strong community feel. From your doorstep, enjoy quick access to Westhills Towne Centre, with its wide range of shopping, dining, and entertainment. Commuters will love the easy connection to downtown via Sarcee Trail or the nearby LRT, while families benefit from excellent schools, playgrounds, parks, and the nearby Westside Rec Centre. A well-connected pathway system winds through the neighbourhood—ideal for biking, running, or weekend strolls with the kids. Inside, the home is bright, welcoming, and well maintained, offering over 2,400 sq ft of living space. The main floor features vaulted ceilings, hardwood floors, and a spacious living and dining area. The kitchen offers ample prep space, newer stainless steel appliances, and opens to a sunny south-facing deck and backyard—ideal for relaxing or entertaining. A cozy family room with gas fireplace, a bedroom or office, full bath, and laundry complete the main level. Upstairs is a large primary bedroom with 4-piece ensuite, two more bedrooms, and another full bath. The finished basement offers a big rec room, cold room, and generous storage. Recent upgrades include a Telus alarm system (2022), new fridge and dishwasher (2025), gas stove/range (2019), microwave (2020), dual-sequence furnace (2024), and a roof (2024) with transferable warranty. The hot water tank, humidifier, furnaces, and all water supply lines (no more poly B) were replaced Dec 2024–Jan 2025 and are under transferable warranty. Also includes a

double attached garage and hot tub. A move-in ready home in a location you don&rsquo;t want to miss.