



GRASSROOTS
REALTY GROUP

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20 Signal Hill Circle SW
Calgary, Alberta

MLS # A2233112



\$899,900

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
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Located in Signal Hill, this beautiful 4-bedroom, 3-bathroom family home offers over 2,400 sq ft of living space. As you walk in, you’re greeted by a welcoming foyer that leads to the bright living room, open to the dining area. Around the corner is a hidden kitchen with plenty of counter space, opening onto a beautiful deck and sunny south-facing backyard. Across the kitchen, you’ll also find another cozy family room with a fireplace, a 4 piece bath, laundry and the 4th bedroom, perfect as a guest room or office. There are hardwood floors throughout and a bright, functional layout with vaulted ceilings. Upstairs features a spacious primary bedroom with a 4-piece ensuite, dual shower heads, two additional bedrooms for the kids, and a 4-piece bathroom. The basement offers an open rec room, a huge storage area, and a separate cold room. The big double garage easily fits two mid-size vehicles. The location is fantastic – walking distance to several schools, parks, shopping, the library, and Westside Rec Centre. Plus, you’ll have great access to Sarcee Trail, be just 15 minutes from downtown, and on the way to Banff. Additional highlights: All windows are tinted for privacy and comfort. The home is equipped with a Telus alarm system (2022), brand-new fridge (2025), dishwasher (2025), gas stove/range (2019), microwave (2020), and a dual-sequence furnace (2024). The roof (2024) comes with a transferable warranty. The hot water tank, humidifier, furnaces, and all water supply lines were replaced between Dec 2024–Jan 2025 and are under warranty, transferable to the new owners.