



GRASSROOTS
REALTY GROUP

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84 Signal Hill Circle SW
Calgary, Alberta

MLS # A2247114



\$899,500

Division:	Signal Hill		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,580 sq.ft.	Age:	1986 (39 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, Driveway, Garage Door Opener, Heated Garage, In		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Level, Rectangular Lot, Treed		

Heating: Forced Air, Natural Gas, Wood

Floors: Carpet, Ceramic Tile, Hardwood

Roof: Asphalt Shingle

Basement: Finished, Full, Walk-Out To Grade

Exterior: Brick, Stucco, Wood Frame

Foundation: Poured Concrete

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Features: Bar, Bookcases, Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, Natural Woodwork, No Smoking Home, Open Floorplan, Tankless Hot Water

Inclusions: Mini bar fridge in Basement , Shed in backyard, Built in Wall cabinets in primary Bedroom, built in entertainment units main living room. garage remote (1), Central vac (as is)

(Open House Sat Aug 16 12-2pm) Step into this perfectly located, fully and tastefully finished walkout bungalow in the wonderful community of Signal Hill, offering over 3,000 sq ft of beautifully designed living space. With 5 bedrooms and 3 full bathrooms, this home sits on a quiet street just steps from two serene parks and within walking distance to Sunterra Market, restaurants, shops, and the C-Train. Thoughtfully updated and immaculately maintained, it offers a lifestyle of comfort, convenience, and flexibility—perfect for families, couples, or anyone looking for the ease of one-level living with the bonus of a spacious, light-filled walkout below. Comfort meets functionality with central air conditioning and a heated garage, ideal for Calgary’s changing seasons. Inside, vaulted ceilings and hallway sun tubes invite natural light throughout the main level. Three spacious bedrooms offer versatility—one easily adapted into a home office or formal dining room. The living room is bright and welcoming, with soaring ceilings, a wood-burning fireplace, and large windows that frame the private backyard. Whether it’s morning coffee or cozy evenings by the fire, this space feels like home year-round. The ceilings were professionally refinished in 2020, paired with fresh paint and modern lighting. The kitchen features timeless neutral cabinetry, stainless steel appliances, and an open design that connects seamlessly with the main living area. A separate main floor laundry room adds to the home’s practicality. The primary suite is its own retreat, complete with recessed lighting, a built-in wall unit, and a large walk-in closet. The spa-inspired ensuite features a glass shower and deep soaker tub and infloor heating. Step outside from the bedroom onto the upper deck and enjoy —your own private escape with sweeping city views. Two additional

bedrooms and a 4-piece bathroom complete the main level. The walkout basement brings in more natural light and offers two more bedrooms, a large flex space ideal for a gym or office, and plenty of storage. A second family room includes a central bar, a second wood-burning fireplace, and space for games, movies, or entertaining. A third bathroom completes this level. The backyard is a standout—private, quiet, and designed for enjoyment in every season. The upper deck wraps from the dining area to the primary suite and connects via stairs to the backyard and concrete patio below. Perfect for entertaining, gardening, or simply unwinding. Upgrades include: popcorn ceiling removal (2020), attic insulation top-up (2023), built-in entertainment unit, newer furnaces (home & garage), on-demand hot water, newer carpeting, updated lighting, basement repaint (2024), custom blinds, heated floors bathroom, newer windows, central A/C, and heated garage. A rare opportunity to own a spacious, beautiful home in one of Calgary's most walkable and established neighborhoods—with every detail thoughtfully considered.