



**GRASSROOTS**  
REALTY GROUP

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**43 Signal Hill Mews SW**  
**Calgary, Alberta**

**MLS # A2254231**



**\$849,900**

|                  |                                                                              |               |                   |
|------------------|------------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Signal Hill                                                                  |               |                   |
| <b>Type:</b>     | Residential/House                                                            |               |                   |
| <b>Style:</b>    | 2 Storey                                                                     |               |                   |
| <b>Size:</b>     | 2,580 sq.ft.                                                                 | <b>Age:</b>   | 1989 (36 yrs old) |
| <b>Beds:</b>     | 4                                                                            | <b>Baths:</b> | 3                 |
| <b>Garage:</b>   | Double Garage Attached, Front Drive, Garage Door Opener, Off Street          |               |                   |
| <b>Lot Size:</b> | 0.12 Acre                                                                    |               |                   |
| <b>Lot Feat:</b> | Back Yard, Cul-De-Sac, Fruit Trees/Shrub(s), Lawn, Rectangular Lot, Street L |               |                   |

|                    |                                            |                   |      |
|--------------------|--------------------------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air, Natural Gas                    | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Hardwood, Tile                             | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Clay Tile                                  | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full, Unfinished                           | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Brick, Concrete, Mixed, Stucco, Wood Frame | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete                            | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Open Floorplan                             |                   |      |

**Inclusions:** n/a

Located in one of SW Calgary's most desirable communities, this property offers the perfect combination of space, location, and potential. The current owners began a renovation project, giving the next buyer the opportunity to continue and customize the home to their own taste. On the main floor, the load-bearing wall has been removed to create a modern open-concept design. A new support beam has already been professionally installed with the appropriate permits, ensuring structural integrity and code compliance. This transformation opens the door to building an amazing dream kitchen — spacious, bright, and tailored to your vision. The property features 4 bedrooms, 3 bathrooms, and a double attached garage. In the basement, the framing has already been completed for a bathroom, bedroom, den, and recreation room, giving you a head start to finish the space exactly the way you want it. The private backyard is the perfect setting for entertaining, gardening, or simply relaxing outdoors. With quick access to Signal Hill Centre, Westhills Shopping, top-rated schools, parks, and major routes such as Stoney Trail and Glenmore Trail, this home combines convenience with outstanding potential.