



**39 Signature Mews SW
Calgary, Alberta**

MLS # A2285299

\$799,950



Division:	Signal Hill		
Type:	Residential/House		
Style:	2 Storey Split		
Size:	2,161 sq.ft.	Age:	1990 (36 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Corner Lot, Irregular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Clay Tile	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions:	none
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Arguably one of the best-priced homes in all of Signal Hill. This original-owner home is perfectly positioned on a corner lot in a quiet cul-de-sac, offering privacy, space, and unbeatable walkability. Just minutes from Sunterra Market, the C-Train station, Battalion Park School, Westside Recreation Centre, and Ernest Manning High School, this location truly delivers convenience and lifestyle. The open-concept main floor offers a functional and welcoming layout featuring a formal living room and dining room, a spacious family room with a cozy wood-burning fireplace, and a large kitchen with breakfast nook—ideal for both everyday living and entertaining. Upstairs, you'll find three generously sized bedrooms, including a primary retreat complete with a walk-in closet and spa-like ensuite. The undeveloped basement provides a blank canvas, ready for your personal vision and future value. A double attached garage offers plenty of room for vehicles, storage, and all your toys. Homes in this location and price range don't last—book your private viewing today.