



**86, 100 Signature Way SW
Calgary, Alberta**

MLS # A2301983



\$599,300

Division:	Signal Hill		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,652 sq.ft.	Age:	1999 (27 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Heated Garage		
Lot Size:	0.10 Acre		
Lot Feat:	No Back Lane		

Heating:	Central, In Floor	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Concrete, Tile	Condo Fee:	\$ 752
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Kitchen Island, No Smoking Home		

Inclusions: n/a

****Open House Saturday and Sunday April 18 and 19 from 2-4pm**** Located in the prestigious community of Signal Hill Estates, this executive-style detached condo offers just over 2400 sq ft in a four-level split design with an excellent blend of space, comfort, and functionality. The home welcomes you with a spacious entryway, drawing you up to the main living area featuring gorgeous hardwood floors, large windows that flood the space with natural light, and a fireplace with custom built-in storage above. The well-appointed kitchen offers ample counter space, a pantry, gas stove, and a dining area, with direct access to a large balcony—perfect for enjoying your morning coffee or evening views. Upstairs, you’ll find a generous primary retreat complete with a walk-in closet (conveniently equipped with laundry) and a well-designed ensuite featuring plenty of cupboard and counter space, a separate tub, and a stand-alone shower. A second bedroom with a charming bay window is located just steps from the full main bathroom. The lower level features a spacious rec room with walkout access to a beautifully landscaped patio, an additional bedroom with a large window, and a two-piece bathroom. A dedicated laundry room with sink and a second set of laundry machines adds extra convenience. The basement level provides additional storage space and includes the benefit of in-floor heating. Additional features of the home include air conditioning, a reverse osmosis system, and a double attached garage. Enjoy outdoor living with glass railings on the upper deck and lovely views of Signal Hill. Ideally located, this home is just a 10-minute walk to the Sirocco LRT station, offering easy access to downtown and beyond.