

\$899,500 - 84 Signal Hill Circle Sw, Calgary

MLS® #A2247114

\$899,500

5 Bedroom, 3.00 Bathroom, 1,580 sqft

Residential on 0.13 Acres

Signal Hill, Calgary, Alberta

(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.

Built in 1986

Essential Information

MLS® #	A2247114
Price	\$899,500
Bedrooms	5

Bathrooms	3.00
Full Baths	3
Square Footage	1,580
Acres	0.13
Year Built	1986
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	84 Signal Hill Circle Sw
Subdivision	Signal Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	t3h2g6

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Driveway, Garage Door Opener, Heated Garage, Insulated
# of Garages	2

Interior

Interior Features	Bar, Bookcases, Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, Natural Woodwork, No Smoking Home, Open Floorplan, Tankless Hot Water
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air, Natural Gas, Wood
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Living Room, Wood Burning
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Balcony, BBQ gas line, Playground, Private Yard
Lot Description	Back Yard, Front Yard, Landscaped, Level, Rectangular Lot, Treed
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 14th, 2025
Days on Market	3
Zoning	R-CG

Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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