

\$975,000 - 192 Signature Close Sw, Calgary

MLS® #A2206194

\$975,000

4 Bedroom, 4.00 Bathroom, 2,307 sqft
Residential on 0.13 Acres

Signal Hill, Calgary, Alberta

Welcome to 192 Signature Close SW, a beautifully maintained original-owner home in one of Calgary's most desirable communities. This spacious three-bedroom home offers the perfect blend of comfort, style, and functionality, complete with a fully developed walkout basement featuring a LEGAL one-bedroom secondary suite—an excellent opportunity for multi-generational living or rental income. Nestled on a close in Signal Hill, this home is just minutes from the C-Train station, Sunterra Market, shopping, parks, and top-rated schools, including Battalion Park School, Ernest Manning High School, and Rundle Academy. The pride of ownership is evident throughout, making this a move-in-ready home you won't want to miss. Step inside to a thoughtfully designed main floor featuring a formal living room, dining room, and a cozy family room—perfect for both entertaining and everyday living. The chef's kitchen boasts quartz countertops, a large island, a pantry, and access to a massive balcony, where you can relax and enjoy the scenic surroundings. Upstairs, you'll find three generous bedrooms, including a primary retreat with a walk-in closet and a luxurious five-piece ensuite. A well-appointed four-piece bathroom completes the upper level. The walkout basement is a standout feature, offering a bright and spacious LEGAL suite. This self-contained unit includes a modern kitchen, dining area, large living room, oversized bedroom, and a



gorgeous three-piece bath, making it ideal for extended family or tenants. Located in a prime community with easy access to downtown and all amenities, this home is a rare find. Book your private viewing today and discover everything this exceptional property has to offer!

Built in 1992

Essential Information

MLS® #	A2206194
Price	\$975,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,307
Acres	0.13
Year Built	1992
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	192 Signature Close Sw
Subdivision	Signal Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	t3h 2w5

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Central Vacuum, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Pantry, See Remarks, Separate Entrance
Appliances	Dishwasher, Electric Stove, Garage Control(s), Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Suite, Walk-Out

Exterior

Exterior Features	Balcony
Lot Description	Landscaped, Low Maintenance Landscape, Rectangular Lot, See Remarks
Roof	Clay Tile
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 27th, 2025
Days on Market	5
Zoning	R-CG

Listing Details

Listing Office	RE/MAX Real Estate (Mountain View)
----------------	------------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.