

\$1,398,800 - 201 Signature Way Sw, Calgary

MLS® #A2268510

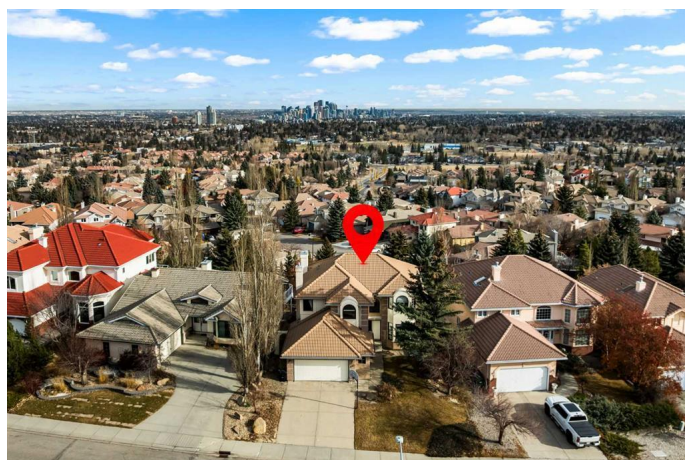
\$1,398,800

5 Bedroom, 4.00 Bathroom, 2,668 sqft

Residential on 0.22 Acres

Signal Hill, Calgary, Alberta

**** Check out the video**** An extraordinary opportunity to own this custom-built home on a massive 9504 sq. ft. lot in sought after Signal Hill offering million-dollar panoramic views of downtown Calgary from all three levels! This executive home offers 3421 sq. ft. of developed living area on three levels including a bright walk-out level. Spacious two storey foyer. Formal living room with west bay window. Spacious dining room with cantilever and large east window offering stunning expansive views of downtown Calgary. Main floor Den provides the perfect home office. Well-designed kitchen is a chef's dream featuring an abundance of oak cabinets, wall pantry and stainless-steel appliances, including double wall ovens. Timeless granite counters include a central prep island with ceramic cooktop surface unit. Additional counter area provides the perfect coffee station. Bright and sunny breakfast nook with bay window that offers views of the expansive yard and panoramic views of downtown Calgary. French door opens to a raised deck making this easy for summer entertaining. Inviting family room with gas fireplace and city views is perfect for casual gatherings. Convenient foyer off the attached garage features a two-piece bathroom, storage closets and laundry room with sink and counters. Double door entry to the expansive primary retreat, features a spacious bedroom area with walk-in closet. Enjoy the night lights from your sitting area with bay window. Five-piece



ensuite bathroom featuring double marble vanity, separate make-up vanity, corner jetted tub and large walk-in shower. Three additional large bedrooms and four-piece bathroom compliment the second floor making this the perfect family home. A well-designed lower walk-out level with family room and media room with gas fireplace. Bright fifth bedroom and three-piece bathroom with steam shower. Additional upgrades include two furnaces and hot water tanks (2020). Two central A/C units, central vac. and water softener. An abundance of lower storage. Oversized double attached garage. An exceptional 182â€™™ deep private lot with mature trees and landscaping. Located minutes from two LRT Stations plus schools, shopping, parks and pathways. Enjoy the outdoors at Griffith Woods Park and with the convenience of the ring road, you can be in Kananaskis Country in less than an hour!

Built in 1991

Essential Information

MLS® #	A2268510
Price	\$1,398,800
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,668
Acres	0.22
Year Built	1991
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	201 Signature Way Sw
Subdivision	Signal Hill

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 2Y2

Amenities

Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, Garage Door Opener, Oversized, Front Drive, Garage Faces Front, Insulated
# of Garages	2

Interior

Interior Features	Bookcases, Central Vacuum, Chandelier, Closet Organizers, Double Vanity, French Door, Granite Counters, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Walk-In Closet(s), Steam Room
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Electric Cooktop, Garage Control(s), Garburator, Gas Water Heater, Microwave, Refrigerator, Washer/Dryer, Water Softener, Window Coverings, Double Oven, Humidifier
Heating	Fireplace(s), Forced Air, Natural Gas, See Remarks
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Gas, Raised Hearth, Tile, Other
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, City Lot, Front Yard, Landscaped, Lawn, Private, Treed, Views, Sloped
Roof	Clay Tile
Construction	Brick, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	November 6th, 2025
Days on Market	3
Zoning	R-CG

Listing Details

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