

\$1,035,000 - 88 Signal Hill Circle Southwest, Calgary

MLS® #A2044510

\$1,035,000

4 Bedroom, 4 Bathroom, 2,214 sqft
Residential on 0.13 Acres

Signal Hill, Calgary, Alberta

Welcome to an exceptional opportunity to become the owner of a truly unique and exquisitely remodeled home situated on a serene street in the highly sought-after community of Signal Hill. This spacious property boasts over 3500 sq/ft of living space, including a WALK-OUT basement, and numerous upgrades that are sure to impress. From the moment you step inside, you will be greeted by the grandeur of this home, highlighted by an expansive open-to-below foyer featuring 9-FOOT CEILINGS and a stunning helical staircase that serves as the focal point of the space. The pre-existing wall between the living room and front flex space has been thoughtfully removed, creating an open concept feel that flows seamlessly throughout the main floor. The kitchen has been beautifully updated with white cabinetry, quartz countertops and backsplash, an impressive 8-foot island, and a large wet bar area providing ample space for entertaining. This level also has a GAS FIREPLACE and boasts a warm ambiance with its high-quality engineered hardwood floors that beautifully complement the fresh paint. On the upper level, you will discover a truly remarkable primary bedroom that boasts a lavish 5-piece ensuite complete with a stunning glass shower and a freestanding tub that overlooks city center views. This level also features two additional bedrooms, a 4-piece bath, and a flex space that is ideal for a home office, benefiting from an abundance of natural light.



The lower level of this home features a large fourth bedroom, a beautifully finished 4-piece bathroom with granite countertops plus a glass shower, and a generous entertainment space. One of the most remarkable highlights this property offers is the extensive renovation project that added a massive extension to the basement and the upstairs deck. The deck has been expanded to stretch across the entire width of the back of the home. The lower level has also been extended and fully enclosed, featuring RADIANT IN-FLOOR heating, adding an additional 500 sq/ft of living space. This area benefits from four large DOUBLE SLIDING DOORS that open onto the beautifully landscaped backyard, which has also undergone extensive work, including the addition of a huge retaining wall to level the backyard area. The extra space, extended deck, and retaining wall were a \$150,000 upgrade, which is in addition to all the other updates completed throughout the home. To ensure no detail was overlooked, all windows throughout the property have been thoughtfully replaced ensuring exceptional heat efficiency. The exterior has undergone a complete transformation, with freshly painted stucco and a brand-new garage and front door, creating an elegant and modern look. Overall, this stunning home offers the perfect blend of elegance, luxury, and comfort, providing an exceptional opportunity for anyone seeking a one-of-a-kind property in a highly sought-after community close to amenities, transportation, and schools.

Built in 1986

Essential Information

MLS® #	A2044510
Price	\$1,035,000
Sold Price	\$999,999

Date Sold	May 17th, 2023
Bedrooms	4
Full Baths	3
Half Baths	1
Square Footage	2,214
Lot SQFT	5,726
Year Built	1986
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	88 Signal Hill Circle Southwest
Subdivision	Signal Hill
City	Calgary
Province	Alberta
Postal Code	T3H 2G6

Amenities

Amenities	Other
Parking Spaces	4
Parking	Double Garage Attached

Interior

Goods Included	Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Closet Organizers, Open Floorplan, Recessed Lighting, Tankless Hot Water, Wet Bar	
Appliances	Bar Fridge, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Refrigerator, Washer, Window Coverings	
Heating	Forced Air	
Cooling	None	
Has Basement	Yes	
Fireplace	Yes	
# of Fireplaces	2	
Fireplaces	Gas	
Basement Development	Finished, Full	
Basement Type	Finished, Full	
Flooring	Hardwood, Laminate, Tile	

Exterior

Exterior Features	Garden, Private Yard
Lot Description	Back Yard, Landscaped, Views, Front Yard, Garden, Rectangular Lot, Underground Sprinklers
Roof	Clay Tile
Construction	Stucco, Wood Frame, Brick, Concrete
Foundation	Poured Concrete
Front Exposure	W
Frontage Metres	15.19M 49`10"
Site Influence	Back Yard, Landscaped, Views, Front Yard, Garden, Rectangular Lot, Underground Sprinklers

Additional Information

Zoning	R-C1
HOA Fees	0.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX FIRST
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