

# \$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	6
Zoning	R-CG

## Listing Details

Listing Office	RE/MAX Real Estate (Mountain View)
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