

# \$799,999 - 20 Signal Hill Circle Sw, Calgary

MLS® #A2233112

**\$799,999**

4 Bedroom, 3.00 Bathroom, 1,885 sqft

Residential on 0.11 Acres

Signal Hill, Calgary, Alberta

Welcome to 20 Signal Hill Circle SW—an outstanding opportunity to own in one of Calgary’s most desirable and well-established communities. Nestled on a quiet, family-friendly street, this home offers the perfect balance of suburban tranquility and urban convenience.

Signal Hill is known for its elevated positioning, scenic views, and strong community feel. From your doorstep, enjoy quick access to Westhills Towne Centre, with its wide range of shopping, dining, and entertainment. Commuters will love the easy connection to downtown via Sarcee Trail or the nearby LRT, while families benefit from excellent schools, playgrounds, parks, and the nearby Westside Rec Centre. A well-connected pathway system winds through the neighbourhood—ideal for biking, running, or weekend strolls with the kids.

Inside, the home is bright, welcoming, and well maintained, offering over 2,400 sq ft of living space. The main floor features vaulted ceilings, hardwood floors, and a spacious living and dining area. The kitchen offers ample prep space, newer stainless steel appliances, and opens to a sunny south-facing deck and backyard—ideal for relaxing or entertaining. A cozy family room with gas fireplace, a bedroom or office, full bath, and laundry complete the main level.

Upstairs is a large primary bedroom with



4-piece ensuite, two more bedrooms, and another full bath. The finished basement offers a big rec room, cold room, and generous storage.

Recent upgrades include a Telus alarm system (2022), new fridge and dishwasher (2025), gas stove/range (2019), microwave (2020), dual-sequence furnace (2024), and a roof (2024) with transferable warranty. The hot water tank, humidifier, furnaces, and all water supply lines (no more poly B) were replaced Dec 2024â€“Jan 2025 and are under transferable warranty. Also includes a double attached garage and hot tub. A move-in ready home in a location you donâ€™t want to miss.

Built in 1991

**Essential Information**

MLS® #	A2233112
Price	\$799,999
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,885
Acres	0.11
Year Built	1991
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	20 Signal Hill Circle Sw
Subdivision	Signal Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	t3h 2h7

## Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	No Smoking Home
Appliances	Dishwasher, Dryer, Gas Stove, Range Hood, Refrigerator, Washer
Heating	Central
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Other
Lot Description	See Remarks
Roof	Asphalt
Construction	Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 22nd, 2025
Days on Market	37
Zoning	R-CG

## Listing Details

Listing Office	TREC The Real Estate Company
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