

# \$1,149,900 - 51 Signal Hill Mews Sw, Calgary

MLS® #A2249748

**\$1,149,900**

4 Bedroom, 4.00 Bathroom, 2,500 sqft

Residential on 0.14 Acres

Signal Hill, Calgary, Alberta

OPEN HOUSE on SUNDAY September 7, from 11 am to 1 pm. This estate home with four bedrooms, 3.5 baths, formal living and dining areas, large kitchen & eating nook, cozy family room with wood burning fireplace, fully developed basement with wet bar, gym, theatre, and workshop spaces, outdoor hot tub, in the heart of Signal Hill is ready for a new family in autumn of 2025. Extensive renovations have been completed in past 10+ years throughout this tastefully styled, two-storey split with 2500 square feet plus basement development. The home provides a move-in opportunity in an established community on a quiet street. Nicely positioned on a corner location the front and rear yards offer outstanding landscaping, with mature perennials & trees. Quality improvements include updated kitchen and 3.5 bathrooms, tile and birch hardwood floors on main & upper levels, elegant cherry wood staircase with chrome spindles, flat finish ceilings, numerous updated windows, granite and Italian marble countertops, Hunter Douglas blinds, Grohe & Moen plumbing fixtures, striking light fixtures, newer hot water tank and 2 furnaces, and classic décor. Please take note of the long list of inclusions available with this home. This established west side community offers abundant retail amenities, LRT, schools, public library, walking paths, and a quick commute downtown.

Built in 1989



## Essential Information

|                |                |
|----------------|----------------|
| MLS® #         | A2249748       |
| Price          | \$1,149,900    |
| Bedrooms       | 4              |
| Bathrooms      | 4.00           |
| Full Baths     | 3              |
| Half Baths     | 1              |
| Square Footage | 2,500          |
| Acres          | 0.14           |
| Year Built     | 1989           |
| Type           | Residential    |
| Sub-Type       | Detached       |
| Style          | 2 Storey Split |
| Status         | Active         |

## Community Information

|             |                        |
|-------------|------------------------|
| Address     | 51 Signal Hill Mews Sw |
| Subdivision | Signal Hill            |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3H 2V1                |

## Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

## Interior

|                   |                                                                                                                                                                     |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Chandelier, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, See Remarks, Walk-In Closet(s), Wet Bar |
| Appliances        | Dishwasher, Garage Control(s), Gas Stove, Microwave, Other, Range Hood, Refrigerator, See Remarks, Washer/Dryer, Window Coverings, Wine Refrigerator                |
| Heating           | Forced Air, Natural Gas                                                                                                                                             |
| Cooling           | Central Air                                                                                                                                                         |
| Fireplace         | Yes                                                                                                                                                                 |
| # of Fireplaces   | 1                                                                                                                                                                   |

|              |                           |
|--------------|---------------------------|
| Fireplaces   | Family Room, Wood Burning |
| Has Basement | Yes                       |
| Basement     | Finished, Full            |

## Exterior

|                   |                             |
|-------------------|-----------------------------|
| Exterior Features | Garden, Private Yard        |
| Lot Description   | Corner Lot, Rectangular Lot |
| Roof              | Clay Tile                   |
| Construction      | Stucco, Wood Frame          |
| Foundation        | Poured Concrete             |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 4th, 2025 |
| Days on Market | 5                   |
| Zoning         | R-CG                |

## Listing Details

|                |                     |
|----------------|---------------------|
| Listing Office | Calgary West Realty |
|----------------|---------------------|

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