

**230 Signal Hill Place SW**  
**Calgary, Alberta**

**MLS # A2297692**



**\$825,000**

<b>Division:</b>	Signal Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,793 sq.ft.	<b>Age:</b>	1988 (38 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway, Front Drive, Garage Faces Front		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Low Maintenance Landscape, No Back Lane, Street		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Cedar Shake	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bookcases, Built-in Features, Chandelier, Closet Organizers, French Door, High Ceilings, Kitchen Island, Natural Woodwork, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

**Inclusions:** TV's In Family Room & Bedroom, All Shelving in the Garage, Standing Shelving Unit beside Door to Crawl Space, Outdoor Play Area.

Nestled on a quiet cul-de-sac in the heart of Signal Hill, this exceptional home has been extensively renovated to offer a blend of timeless design, custom craftsmanship + everyday comfort. Thoughtfully curated with a focus on enduring quality, the home is distinguished by its extensive custom millwork, beautifully tailored built-ins, and rich walnut hardwood flooring. Central air conditioning adds an extra layer of comfort, keeping the home cool and inviting throughout the warm summer months. From the moment you enter, vaulted ceilings and large windows adorned with classic shutters create a sense of light and elegance. The formal living and dining rooms are gracious in scale, designed for both intimate evenings and larger gatherings, while the refined finishes throughout lend the home a quiet sophistication. The kitchen has been beautifully reimagined with impeccable attention to detail. Custom white ceiling height cabinetry is paired with quartz countertops, stainless steel appliances, a gas range, and a substantial centre island designed for casual dining and conversation. A practical built-in pantry and hutch with glass-inlay cabinetry provide both functional and architectural interest. With direct access to the expansive deck and south-facing backyard, the kitchen transitions effortlessly into the home's outdoor living space. The upper level is anchored by a beautifully appointed primary retreat. The spacious walk-in closet features functional organization, while the ensuite bath offers the feel of a private spa with heated floors, a freestanding soaker tub, corner glass shower, and exquisite tilework. Two additional bedrooms complete the upper level and provide flexibility for guests, family, or a home office. The beautifully renovated 3-piece bathroom has been finished with the same elevated attention to detail, featuring custom cabinetry, meticulous tilework, refined fixtures,

and a spacious glass-enclosed shower - creating a welcoming space for family or guests. On the lower level, custom millwork continues to define the home's character. The inviting family room is warmed by a fireplace and framed by rich walnut floors and beautifully crafted built-in bookcases, creating a warm and distinguished setting for relaxing or entertaining. A combined powder room and laundry room is thoughtfully positioned on this level for everyday convenience. The basement offers versatility, with a spacious recreation room ideal for movie nights, fitness, or games, along with a fourth bedroom perfectly suited for guests or a private office. A large crawlspace provides an abundance of space to keep everything neatly tucked away. The drywalled garage features a newer garage door + app controlled LiftMaster system. This home is moments from shopping, dining, LRT Station, downtown, schools, parks, tennis/pickleball courts. Elegant and impeccably finished, this is a home that offers both beauty & substance in equal measure.