

\$849,900 - 43 Signal Hill Mews Sw, Calgary

MLS® #A2254231

\$849,900

4 Bedroom, 3.00 Bathroom, 2,580 sqft

Residential on 0.12 Acres

Signal Hill, Calgary, Alberta

Located in one of SW Calgary's most desirable communities, this property offers the perfect combination of space, location, and potential.

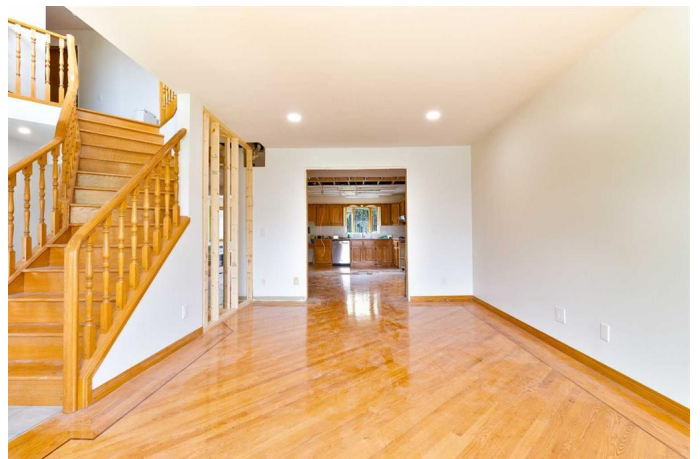
The current owners began a renovation project, giving the next buyer the opportunity to continue and customize the home to their own taste. On the main floor, the load-bearing wall has been removed to create a modern open-concept design. A new support beam has already been professionally installed with the appropriate permits, ensuring structural integrity and code compliance. This transformation opens the door to building an amazing dream kitchen – spacious, bright, and tailored to your vision.

The property features 4 bedrooms, 3 bathrooms, and a double attached garage. In the basement, the framing has already been completed for a bathroom, bedroom, den, and recreation room, giving you a head start to finish the space exactly the way you want it. The private backyard is the perfect setting for entertaining, gardening, or simply relaxing outdoors.

With quick access to Signal Hill Centre, Westhills Shopping, top-rated schools, parks, and major routes such as Stoney Trail and Glenmore Trail, this home combines convenience with outstanding potential.

Built in 1989

Essential Information



MLS® #	A2254231
Price	\$849,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,580
Acres	0.12
Year Built	1989
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	43 Signal Hill Mews Sw
Subdivision	Signal Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 2V1

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Front Drive, Garage Door Opener, Off Street
# of Garages	2

Interior

Interior Features	Open Floorplan
Appliances	Dishwasher, Dryer, Electric Cooktop, Garage Control(s), Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	Window Unit(s)
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas, Mantle, Stone
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Garden, Private Yard
Lot Description	Back Yard, Cul-De-Sac, Fruit Trees/Shrub(s), Lawn, Rectangular Lot, Street Lighting
Roof	Clay Tile
Construction	Brick, Concrete, Stucco, Wood Frame, Mixed
Foundation	Poured Concrete

Additional Information

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

Listing Details

Listing Office	CIR Realty
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