

\$1,599,000 - 50 Signature Heights Sw, Calgary

MLS® #A2264415

\$1,599,000

3 Bedroom, 3.00 Bathroom, 1,966 sqft

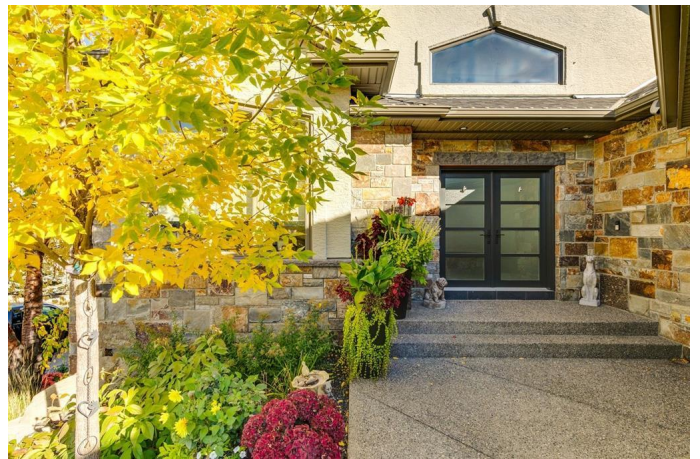
Residential on 0.16 Acres

Signal Hill, Calgary, Alberta

Step into a world of unparalleled luxury with this stunning walk-out 1.5 story home, where elegance seamlessly blends with modern comfort. Recently renovated with almost \$1.5 million in upgrades, this exquisite property boasts just under 2,000 sq ft of living space, complemented by an additional 1,684.54 sq ft in the walk-out basement, making it a true masterpiece.

The gourmet kitchen is a chef's dream, outfitted with top-of-the-line Miele appliances, including a built-in coffee maker and convection/microwave, along with the exquisite La Cornue stove from France. Two spacious islands provide ample prep space, while the beautiful gallery sink and charming built-in window seat create an inviting atmosphere perfect for culinary adventures and cozy gatherings. The adjacent separate dining room is ideal for elegant meals, flowing effortlessly into the spacious living room, where a full-height ceiling enhances the airy ambiance. Retreat to the primary bedroom, a sanctuary of comfort featuring his and her sinks for convenience, along with a luxurious steam shower that transforms your daily routine into a spa-like experience. The expansive walk-in closet ensures ample storage, while the main floor laundry room adds to the home's overall functionality.

Venture upstairs to discover a versatile office area, perfect for work or study, providing a quiet escape from the main living spaces. As you explore the walk-out basement, you'll



find an entertainer's paradise featuring a stylish wet bar equipped with a 250-bottle wine refrigerator, ideal for hosting unforgettable gatherings. This expansive space can easily adapt to your needs, whether envisioned as a second bedroom, gym, or hobby area. The large finished storage room, complete with built-in cabinets and shelving, ensures everything has its place.

Outside, the oversized city corner lot provides a private oasis, surrounded by green space pathways and offering breathtaking city views. Imagine enjoying the built-in BBQ area, cozying up by the wood-burning fireplace, or unwinding in the private hot tub—truly a serene retreat for outdoor living.

The garage is a standout feature, boasting new upgraded exterior doors, heated epoxy flooring, and ample storage, along with a full breaker panel for electric car charging—perfect for the modern homeowner.

Smart home technology, including a Control4 system and Lutron blinds, allows you to control every aspect of your environment with ease.

Experience year-round comfort w/ heated floors in the primary bathroom, laundry and the basement, complemented by a new furnace and AC for optimal efficiency. Your safety is paramount, enhanced by a comprehensive security system, including cameras and a Ring doorbell, ensuring peace of mind in this luxurious haven.

Every detail of this home reflects quality craftsmanship, from the granite and marble finishes to the handcrafted ceilings that exude sophistication. With modern lighting illuminating the inviting spaces, this home is a lifestyle choice!

Built in 1996

Essential Information

MLS® #	A2264415
Price	\$1,599,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,966
Acres	0.16
Year Built	1996
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	50 Signature Heights Sw
Subdivision	Signal Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 3C1

Amenities

Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Garage Faces Front, Heated Garage, Insulated, Oversized, Secured, Additional Parking, Side By Side
# of Garages	2

Interior

Interior Features	Bar, Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Data, Wired for Sound, Crown Molding, Smart Home
Appliances	Bar Fridge, Built-In Gas Range, Built-In Refrigerator, Central Air Conditioner, Dishwasher, Double Oven, Dryer, Garage Control(s), Garburator, Humidifier, Microwave, Range Hood, Washer, Water Softener, Window Coverings, Wine Refrigerator, Convection Oven, Disposal, Electric Water Heater, Warming Drawer

Heating	Electric, Fireplace(s), Forced Air, Natural Gas, See Remarks, Zoned
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Living Room, Raised Hearth, Wood Burning, Decorative, Insert, Outside, Marble
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Balcony, Barbecue, BBQ gas line, Lighting, Outdoor Kitchen, Private Entrance, Private Yard, Built-in Barbecue
Lot Description	Back Yard, Backs on to Park/Green Space, City Lot, Corner Lot, Cul-De-Sac, Front Yard, Landscaped, Low Maintenance Landscape, Private, Street Lighting, Underground Sprinklers, Views, Greenbelt, Yard Lights
Roof	Asphalt Shingle
Construction	Stone, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	October 25th, 2025
Days on Market	13
Zoning	R-CG

Listing Details

Listing Office	RE/MAX Realty Professionals
----------------	-----------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.