24 Signature Point SW

Calgary | Active | MLS® A2354113

$995,000









Bedrooms	Bathrooms	Year Built	Living area
4	**4**	**1991**	**2,616.74 sq. ft.**

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Listed by RE/MAX House of Real Estate

A closer look

With its quiet cul-de-sac location, sunny south-facing backyard, and thoughtful family-friendly layout, this is a home where everyday life feels just a little more special. Situated at the top of the hill and lovingly maintained by its original owners, this immaculate home offers generous living spaces, a thoughtful layout, and a wonderful opportunity for a new family to make it their own. From the moment you enter, soaring vaulted ceilings in the foyer and living room create an impressive sense of space, while a beautiful bay window fills the room with natural light. The formal dining room sets the stage for holiday celebrations and memorable family gatherings. At the heart of the home, the spacious kitchen features solid oak cabinetry, granite countertops, abundant storage, and a casual dining nook with access to the outdoors. Overlooking the sunken family room with its wood-burning fireplace and built-in cabinetry, this inviting space is where everyday life unfolds, from family dinners to cozy evenings together. A main-floor den with built-in desk and cabinetry provides a quiet spot for working from home or homework. Upstairs, you'll find three bedrooms, including a spacious primary suite with a private balcony, walk-in closet, and ensuite. The two additional bedrooms are ideal for children and share a family bathroom with dual sinks, making busy mornings a little easier. An open loft overlooking the living room offers a flexible space for a teen retreat, playroom, creative studio, or second home office. The fully developed basement adds even more room for family life, with a recreation room featuring a fireplace, a flexible games or fitness area, a den lined with bookshelves, a fourth bedroom, and a bathroom. Outside, the south-facing backyard is designed for making memories, with a covered deck, tiered brick patio, fire pit, and stone retaining wall creating inviting spaces to relax, entertain, and enjoy long summer evenings. Exceptionally well cared for over the years, this solidly built home offers the perfect opportunity to bring your own style and vision to a classic family floor plan. With its peaceful cul-de-sac location, versatile living spaces, and room for everyone to find their own corner, this is a home where a new generation can settle in, grow, and create lasting memories.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2354113
Bedrooms	4
Bathrooms	4
Year Built	1991
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No

Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey
Total Living Area:	2,616.74 sq. ft.
Main Level Finished Area:	1,442.19 sq. ft.
Upper Level Finished Area:	1,174.55 sq. ft.
Below Grade Finished Area:	1,416.19 sq. ft.
Acreage:	No
Lot Area:	5,489 sq. ft.
Lot Frontage:	50'½"
Front Exposure:	North
Levels:	Two
Total Rooms Above Grade:	10
Year built:	1991 (Age: 35)
Bedrooms:	4 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	1
Bathrooms:	4.0 (Full:3, Half:1)
Num Ensuite Baths:	1
Plan:	9012425
Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, Other
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Stucco, Wood Frame

Structure Type:	House
Roof:	Clay Tile
Ensuite:	Yes
Flooring:	Carpet, Hardwood, Tile
Cooling:	None
Fireplaces:	2
Fireplace Details:	Family Room, Gas, Recreation Room, Wood Burning
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	Main Level
City Quadrant:	Southwest
Community:	Signal Hill
Appliances:	Built-In Oven, Dishwasher, Dryer, Garage Control(s), Garburator, Gas Cooktop, Refrigerator, Washer, Window Coverings
Inclusions:	None
Restrictions:	Restrictive Covenant, Utility Right Of Way
Main Floor	Foyer · 8'8" × 7'5" ·
Main Floor	Living Room · 14'8" × 13' ·
Main Floor	Dining Room · 13' × 10'4" ·
Main Floor	Family Room · 15'10" × 12'10" ·
Main Floor	Kitchen · 13'11" × 13'2" ·
Main Floor	Breakfast Nook · 13' × 10'8" ·
Main Floor	Mud Room · 8'9" × 8'6" ·

Main Floor	Den · 14'1" × 9' ·
Upper Level	Bonus Room · 13' × 9'8" ·
Upper Level	Bedroom - Primary · 15'9" × 13'5" ·
Upper Level	Balcony · 23'9" × 8'10" ·
Upper Level	Bedroom · 14'5" × 10'9" ·
Upper Level	Bedroom · 13'5" × 10' ·
Basement	Game Room · 21'10" × 12'3" ·
Basement	Flex Space · 12'5" × 10'8" ·
Basement	Den · 11'9" × 11'4" ·
Basement	Storage · 10'7" × 6'10" ·
Basement	Storage · 8'10" × 7'2" ·
Basement	Furnace/Utility Room · 15' × 9' ·
Basement	Bedroom · 12'8" × 9'4" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Walking/Bike Paths
Interior Features:	Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Double Vanity, Granite Counters, Jetted Tub, Kitchen Island, Recessed Lighting, Storage, Vaulted Ceiling(s)
Exterior Features:	Fire Pit, Private Yard
Patio And Porch Features:	Balcony(s), Deck, Patio
Lot Features:	Cul-De-Sac, Landscaped, Low Maintenance Landscape
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone W
Zoning:	R-C1
Listed Date:	Oct 23, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/24-signature-point-sw-calgary-a2354113/

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