

### 7 Signature Mews SW Calgary, Alberta

MLS # A2286465

## \$990,000



|                  |                                                                      |               |                   |
|------------------|----------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Signal Hill                                                          |               |                   |
| <b>Type:</b>     | Residential/House                                                    |               |                   |
| <b>Style:</b>    | 2 Storey                                                             |               |                   |
| <b>Size:</b>     | 2,140 sq.ft.                                                         | <b>Age:</b>   | 1991 (35 yrs old) |
| <b>Beds:</b>     | 5                                                                    | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached                                               |               |                   |
| <b>Lot Size:</b> | 0.13 Acre                                                            |               |                   |
| <b>Lot Feat:</b> | Cul-De-Sac, Fruit Trees/Shrub(s), Landscaped, Reverse Pie Shaped Lot |               |                   |

|                    |                                                                                                    |                   |      |
|--------------------|----------------------------------------------------------------------------------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air                                                                                         | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Vinyl                                                                                      | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Clay Tile                                                                                          | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full                                                                                               | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Brick, Stucco, Wood Frame                                                                          | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete                                                                                    | <b>Utilities:</b> | -    |
| <b>Features:</b>   | High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Walk-In Closet(s) |                   |      |

**Inclusions:** N/A

This beautifully maintained 2,115 sq. ft. two-storey home is ideally located on a quiet cul-de-sac in the highly sought-after community of Signature Park, close to parks, excellent schools, shopping, and public transportation. Offering 4+1 bedrooms and a fully developed walk-out basement, this exceptional family home has undergone extensive updates over the years. In 2018, the home completed a comprehensive renovation that included brand-new flooring throughout, a fully renovated kitchen with new cabinetry, updated bathrooms, refinished ceilings, and fresh interior paint, creating a modern and cohesive living space. Around 2022, all windows were completely replaced, representing a significant upgrade and investment in the home. Most recently, the interior walls were freshly repainted in 2025, further enhancing the home's bright and refreshed appearance. The walk-out basement features a built-in wall unit with speaker system and components, while the main floor offers a gourmet kitchen with built-in appliances, a corner pantry, and island, along with convenient main floor laundry and two gas fireplaces. A large south-facing deck and patio with gas BBQ hookups overlook the beautifully landscaped yard, and the Family Room and deck offer stunning city views. With its stucco and brick exterior, tile roof, newer high-efficiency furnace, and two hot water tanks, this move-in-ready home combines thoughtful upgrades with timeless quality and is truly a must see.