

\$597,000 - 22 Signature Manor Sw, Calgary

MLS® #A2228085

\$597,000

3 Bedroom, 3.00 Bathroom, 1,261 sqft

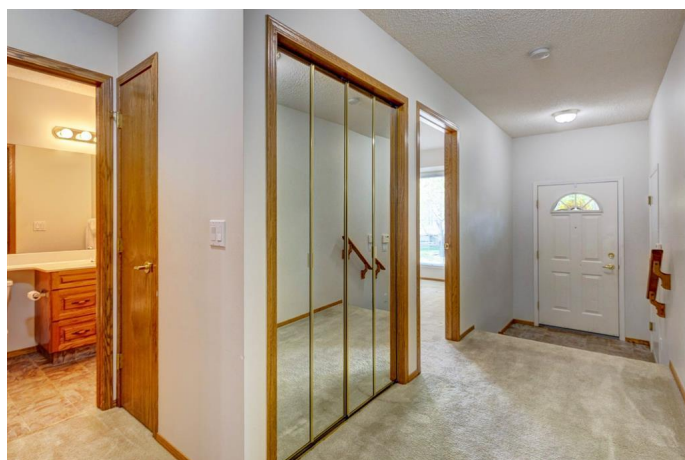
Residential on 0.12 Acres

Signal Hill, Calgary, Alberta

Nestled in one of the most sought-after spots within Manor Villas of Signature Park Estates, this beautifully maintained bungalow villa backs directly onto a walking path and is surrounded by mature trees - offering a private, peaceful setting. This home features a bright and airy layout thanks to its southern exposure and abundant windows bringing in the natural light. With 1,261 sqft of main-floor living, you'll appreciate the spacious vaulted ceilings enhancing the open living & dining room, functional kitchen & front bedroom (perfect as a second bedroom or home office). The generously sized primary bedroom includes both a walk-in closet and a second closet, plus a 3-piece ensuite. Downstairs, the fully finished basement offers a cozy family room with gas fireplace, an additional bedroom, full bath, and a versatile workshop/utility space - deal for hobbies or extra storage. Step outside to the south-facing deck, the perfect spot to relax or entertain, complete with a natural gas hookup for your BBQ. This adult (18+) complex is exceptionally well maintained. Enjoy the convenience of being just a short walk to shops, cafes, restaurants, the C-Train, and major roadways. This is a rare opportunity to own a villa in a truly special location - come see it in person to fully appreciate all it has to offer!

Built in 1997

Essential Information



MLS® #	A2228085
Price	\$597,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,261
Acres	0.12
Year Built	1997
Type	Residential
Sub-Type	Row/Townhouse
Style	Bungalow
Status	Active

Community Information

Address	22 Signature Manor Sw
Subdivision	Signal Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 3P5

Amenities

Amenities	None
Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Breakfast Bar, Central Vacuum, Vaulted Ceiling(s), Vinyl Windows
Appliances	Dishwasher, Electric Range, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Recreation Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line
Lot Description	Backs on to Park/Green Space, Corner Lot, Cul-De-Sac
Roof	Clay Tile
Construction	Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	June 5th, 2025
Days on Market	2
Zoning	DC (pre 1P2007)

Listing Details

Listing Office	Century 21 Masters
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