

\$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	10
Zoning	DC (pre 1P2007)

Listing Details

Listing Office	Century 21 Masters
----------------	--------------------

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.