

# \$799,900 - 2815 Signal Hill Drive Sw, Calgary

MLS® #A2214347

**\$799,900**

3 Bedroom, 3.00 Bathroom, 1,930 sqft  
Residential on 0.15 Acres

Signal Hill, Calgary, Alberta

A WELL-MAINTAINED HOME IN A FAMILY FRIENDLY NEIGHBORHOOD. This two-story detached home, in the popular Signal Hill community is situated on a large lot, offering 3 bedrooms, 2.5 bathrooms, 1,930 sq. ft. of above grade living space, and a private backyard. Showing pride of ownership and boasting numerous updates, this property is move-in ready. Recent improvements include: roof shingles replaced (2018), Poly-B piping removed (2018), exterior professionally painted (2018), and a new hot water tank (2022). Conveniently located near shopping, entertainment, parks, transit, and top-rated schools, this home also provides quick access to the Westside Recreation Centre, and Calgary's extensive pathway system.

\*\*\* BRIGHT, SPACIOUS & INVITING Step inside to soaring vaulted ceilings and large windows, creating a bright and welcoming living and dining area. French doors lead to the kitchen and casual dining nook, both overlooking the west-facing backyard. The kitchen features stainless steel French-door refrigerator and a double oven slide-in range. Adjacent to the kitchen, the inviting family room features a gas fireplace and patio doors opening onto the expansive deck. Also on the main level are a large half bathroom, a laundry closet with stacked washer and dryer, two coat closets, and direct access to the attached double garage. \*\*\* BEAUTIFULLY UPDATED UPPER LEVEL Upstairs, the spacious primary bedroom offers downtown



views, perfect for enjoying the Stampede fireworks or Calgary's changing skyline, along with a generous walk-in closet . The recently renovated ensuite features a double vanity with quartz counters, modern tile flooring, and a stylish shower enclosure. Two additional bedrooms overlook the backyard, and the updated main bathroom showcases a large quartz vanity, beautiful floor and wall tile, and a deep soaker tub with a rainfall shower.

\*\*\* FUTURE DEVELOPMENT POTENTIAL

The unfinished basement offers a ton of options. It is currently used as a gym and storage area, and the floors are painted. The three windows have updated window wells to meet new building codes. There is also rough-in plumbing for a future bathroom. The home's mechanical area features a high-efficiency furnace (serviced 2024), water softener, and a newer hot water tank (2022).

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**PRIVATE BACKYARD** Outside, the spacious multi-level backyard offers 2 separate lawns, a large deck, and handy storage shed. A motorized awning provides shade in all weather, while a gas line makes BBQing a breeze. The well-maintained landscaping adds to the home's overall charm. This property also benefits from a number of updated vinyl double-pane windows. \*\*\*

Situated in a prime location offering quick downtown access and an easy escape to the mountains, this home is perfect for families and anyone looking for a well-cared-for property in a top Calgary community. Book a showing today and find out why this could be a smart move for you!

Built in 1989

### Essential Information

MLS® #	A2214347
Price	\$799,900

Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,930
Acres	0.15
Year Built	1989
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	2815 Signal Hill Drive Sw
Subdivision	Signal Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 2C8

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached, Front Drive, Garage Faces Front, Driveway
# of Garages	2

### **Interior**

Interior Features	Ceiling Fan(s), High Ceilings, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Soaking Tub, Storage, Vaulted Ceiling(s), Vinyl Windows, French Door
Appliances	Dishwasher, Dryer, Electric Range, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Yard, Few Trees, Landscaped, Lawn, Private, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 23rd, 2025
Days on Market	1
Zoning	R-CG

### **Listing Details**

Listing Office	2% Realty
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