

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

MLS® #A2203297

**\$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® #	A2203297
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, Driveway, Front Drive, Garage Faces Front
# of Garages	2

### **Interior**

Interior Features	Ceiling Fan(s), French Door, Vinyl Windows
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
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Lot Description	Back Yard, Few Trees, Landscaped, Lawn, Private, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 20th, 2025
Days on Market	15
Zoning	R-CG

### **Listing Details**

Listing Office	2% Realty
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