

# \$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 seperate 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 |
|-------------------|--------------|

|                 |                                                                  |
|-----------------|------------------------------------------------------------------|
| 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 | 8                |
| Zoning         | R-CG             |

**Listing Details**

|                |           |
|----------------|-----------|
| Listing Office | 2% Realty |
|----------------|-----------|

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