

# \$1,048,900 - 3170 Signal Hill Drive Sw, Calgary

MLS® #A2254729

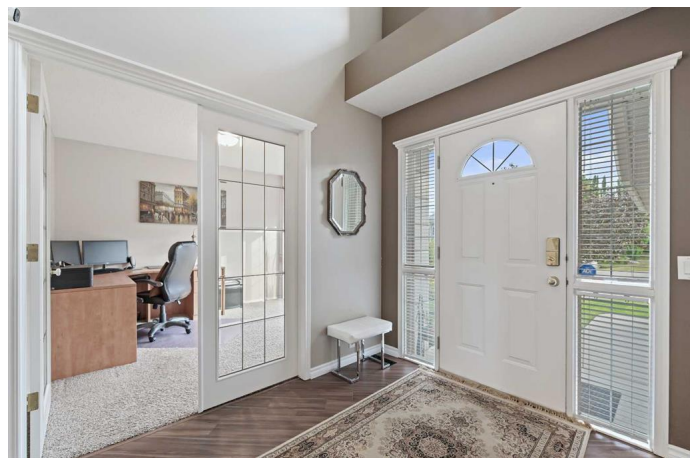
**\$1,048,900**

5 Bedroom, 4.00 Bathroom, 2,198 sqft

Residential on 0.15 Acres

Signal Hill, Calgary, Alberta

Open House: Saturday, September 20th, 2-5 PM. Discover this sophisticated two-story walkout home, offering over 3,373 square feet of refined living space and a triple garage with custom built cabinets. Situated in the desirable community of Signal Hill. The main floor features a spacious foyer and a large, dedicated office. The open-concept living area flows seamlessly, anchored by a bright kitchen with elegant granite countertops and an island breakfast bar. The adjacent large dining area offers direct access to the expansive, southwest-facing deck, complete with a newer power awning. The inviting living room has soaring ceilings, a stone gas fireplace, and large windows that frame views of the lush, treed backyard. The spacious formal dining room, laundry room, and a powder room complete the main floor. Upstairs, the grand primary bedroom is a true retreat, featuring mountain views and a five-piece ensuite with a jetted corner tub, double sinks, a vanity and a walk in closet. Across the open walkway, the upper level also includes two additional bedrooms and a four-piece bathroom. The lower level offers exceptional versatility with its open-concept living and games area, complete with a wet bar and a walkout to a large covered patio. This space can be secured, creating a private living area with potential for multi- generational living. The basement also includes 2 additional bedrooms-one currently utilized as a gym, a large storage room and two recently installed high-efficiency furnaces.



This residence is a testament to sophisticated living in a prime location. It's an easy walk to the highly-regarded Battalion Park School, located on the same side of the street, ensuring a safe and simple commute for children. The home is also within walking distance of numerous parks, sports fields, hockey rink, pickleball courts and extensive shopping options. This exceptional property offers a rare combination of upscale living and unparalleled community amenities. Do not miss the opportunity to make this your new home.

Built in 2000

**Essential Information**

MLS® #	A2254729
Price	\$1,048,900
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,198
Acres	0.15
Year Built	2000
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	3170 Signal Hill Drive Sw
Subdivision	Signal Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 3S9

**Amenities**

Parking Spaces	5
Parking	Additional Parking, Driveway, Front Drive, Garage Door Opener, Garage Faces Front, Insulated, Triple Garage Attached
# of Garages	3

## Interior

Interior Features	Bookcases, Breakfast Bar, Ceiling Fan(s), Central Vacuum, Crown Molding, Double Vanity, Granite Counters, Open Floorplan, Pantry, Separate Entrance, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

## Exterior

Exterior Features	Awning(s), Balcony
Lot Description	Back Yard, City Lot, Front Yard, Landscaped, Lawn, Level, Low Maintenance Landscape, Rectangular Lot, Street Lighting, Treed, Secluded, Yard Drainage
Roof	Pine Shake
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	September 18th, 2025
Zoning	R-CG

## Listing Details

Listing Office	Manor Hill Realty YYC Inc.
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