

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

MLS® #A2254729

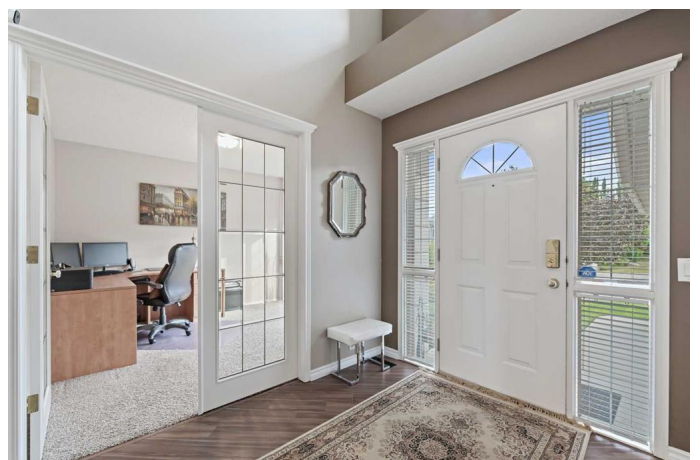
\$1,048,900

5 Bedroom, 4.00 Bathroom, 2,198 sqft

Residential on 0.15 Acres

Signal Hill, Calgary, Alberta

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

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

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

Date Listed	September 18th, 2025
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Days on Market	3
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Zoning	R-CG
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Listing Details

Listing Office	Manor Hill Realty YYC Inc.
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