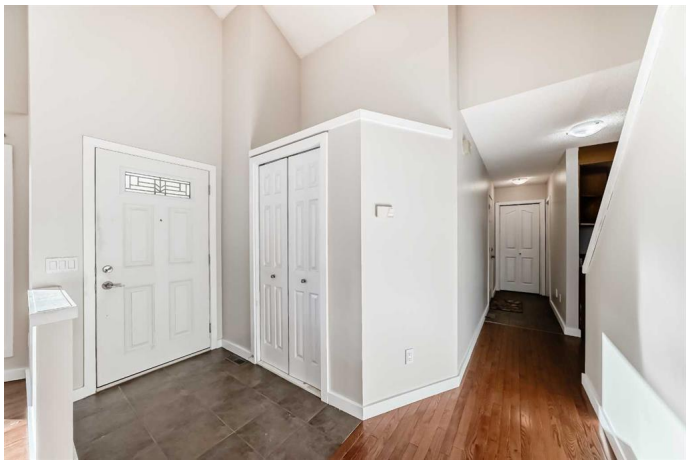
$849,000 - 2740 Signal Hill Drive Sw, Calgary

MLS® #A2266141

$849,000
4 Bedroom, 4.00 Bathroom, 1,787 sqft
Residential on 0.12 Acres



Signal Hill, Calgary, Alberta

This is a fantastic opportunity for home buyers or investors! Located in the highly desirable community of Signal Hill, this spacious 4-bedroom, 3.5-bathroom home with a legal walkout basement suite offers the perfect combination of location, comfort, and income potential. Step through the front door into a bright and welcoming living and dining area featuring beautiful hardwood flooring. The kitchen and family room are filled with natural light from large windows, creating a warm and inviting atmosphere. From here, step out onto the huge deck overlooking the backyard â€” perfect for outdoor gatherings and relaxation. Upstairs, youâ€™ll find a primary bedroom with a 4-piece ensuite and a lovely downtown view, plus two additional good-sized bedrooms sharing a 3-piece bathroom.

The walkout basement features a separate entrance, kitchen, living room, bathroom, one bedroom, and den â€” fully legalized as a secondary suite (2023), offering excellent rental income potential.
Recent upgrades include: New interior paint (2025), Triple-pane LUX windows and doors (2021), New garage door (2019), New roof (2018), New furnace (2018). All the major updates are done â€” just move in and enjoy peace of mind!
Donâ€™t miss this rare opportunity. Call your realtor today to book a viewing!

Built in 1988

Essential Information

MLS® #	A2266141
Price	$849,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,787
Acres	0.12
Year Built	1988
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	2740 Signal Hill Drive Sw
Subdivision	Signal Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 2L6

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Quartz Counters, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer
Heating	Central, Forced Air, Natural Gas, High Efficiency
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out, Suite

Exterior

Exterior Features	Garden, Private Yard
Lot Description	Landscaped, Rectangular Lot, Views, Garden
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 21st, 2025
Days on Market	8
Zoning	R-CG

Listing Details

Listing Office	Homecare Realty Ltd.

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