\$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

Parking Front Drive, Garage Door Opener, Additional Parking, Driveway, Garage

Faces Front, Insulated, Triple Garage Attached

of Garages 3

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

Appliances Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas

Stove, Microwave, Refrigerator, Washer, Window Coverings, Bar Fridge

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 Balcony, Awning(s)

Lot Description Back Yard, Front Yard, Landscaped, Lawn, Level, Low Maintenance

Landscape, Rectangular Lot, Treed, City Lot, Secluded, Street Lighting,

Yard Drainage

Roof Pine Shake

Construction Stone, Stucco, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed September 18th, 2025

Days on Market 3

Zoning R-CG

Listing Details

Listing Office Manor Hill Realty YYC Inc.

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.