



GRASSROOTS
REALTY GROUP

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2612 Signal Hill Drive SW
Calgary, Alberta

MLS # A2306638



\$1,050,000

Division:	Signal Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,519 sq.ft.	Age:	1989 (37 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Landscaped, No Back Lane, No M		

Heating:	Natural Gas, None	Water:	-
Floors:	Hardwood, Laminate, Tile	Sewer:	-
Roof:	Clay Tile	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Storage, Wet Bar		

Inclusions: N/A

Open house May 2nd 1:00-4:00pm, Backs onto Park & Green Space | Walk-Out Basement | 6 Bedrooms | Mortgage Helper Potential. Welcome to this exceptionally well-built, bright, and spacious two-storey family home, perfectly located backing onto a park and green space with breathtaking unobstructed views of the city skyline, stunning mountain scenery, and spectacular sunrises. Enjoy a private backyard with panoramic, forever views. Built with quality craftsmanship throughout and topped with a durable tile roof, this home offers a functional and versatile layout ideal for large or multi-generational families, featuring a total of 6 bedrooms. The main floor boasts a grand foyer, expansive living and dining areas, a renovated kitchen with ample maple cabinetry, a central island, and oversized granite countertops. You’ll also find a spacious family room with park views, updated bathrooms with granite countertops, and a main-floor bedroom/den – perfect for seniors, guests, or a home office. Upstairs features a generous primary bedroom with a 4-piece ensuite and walk-in closet, plus two additional well-sized bedrooms. The fully finished walk-out basement includes two more bedrooms, a full bathroom, a large recreation area, and a wet bar – ideal for teenagers, extended family, or mortgage helper potential. Additional highlights include two separate laundry setups, main floor laundry (2025), a new furnace (2024), hot water tank (2024), and long-term proud ownership. Unbeatable location just minutes to Sunterra Market, walking distance to Sirocco LRT Station, and close to parks, schools, and all essential amenities. A rare opportunity to own a high-quality family home with unmatched views, space, and location – book your private showing today!