



GRASSROOTS
REALTY GROUP

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2612 Signal Hill Drive SW
Calgary, Alberta

MLS # A2346252



\$1,130,000

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 Saturday, September 26, 1:30-4:00. Fully Renovated | Park & Green Space Views | Walk-Out | 6 Bedrooms | Mortgage Helper Potential Welcome to this beautifully updated two-storey home backing onto a park and green space with unobstructed city skyline and spectacular sunrises. This bright, spacious home offers 6 bedrooms and a highly functional layout ideal for large or multi-generational families. Extensively updated in 2026 with City-permitted Poly-B replacement, triple-pane PVC windows with 25-year warranty, new front & rear doors, interior doors and trim, fresh paint throughout the main and upper floors, and new light fixtures. Additional updates include main-floor laundry (2025), furnace (2024), and hot water tank (2024). The main floor features a grand foyer, spacious living and dining areas, renovated kitchen with maple cabinetry, island and oversized granite counters, plus a family room overlooking the park and a flexible bedroom/den. Upstairs offers a generous primary suite with 4-piece ensuite and walk-in closet, plus two additional bedrooms. The fully finished walk-out basement adds 2 bedrooms, full bath, large recreation room and wet bar, offering excellent space for extended family, teenagers or potential mortgage-helper use. Two laundry setups add convenience. Enjoy a private backyard with panoramic, forever views and an unbeatable location just minutes to Sunterra Market, walking distance to Sirocco LRT, and close to schools, parks and amenities.