

# \$840,000 - 2856 Signal Hill Heights Sw, Calgary

MLS® #A2199646

**\$840,000**

6 Bedroom, 4.00 Bathroom, 1,836 sqft  
Residential on 0.11 Acres

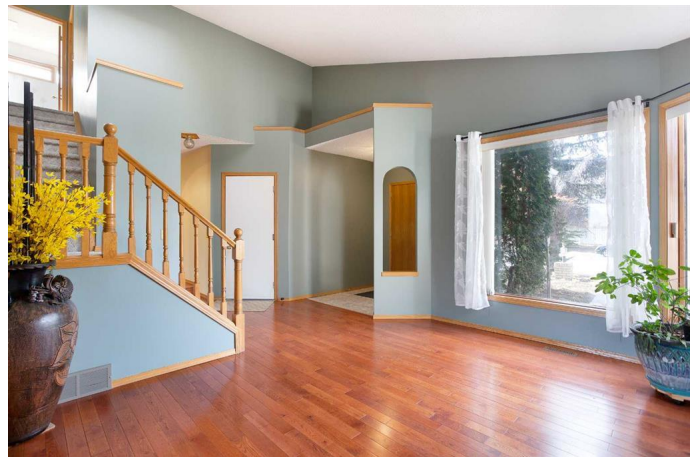
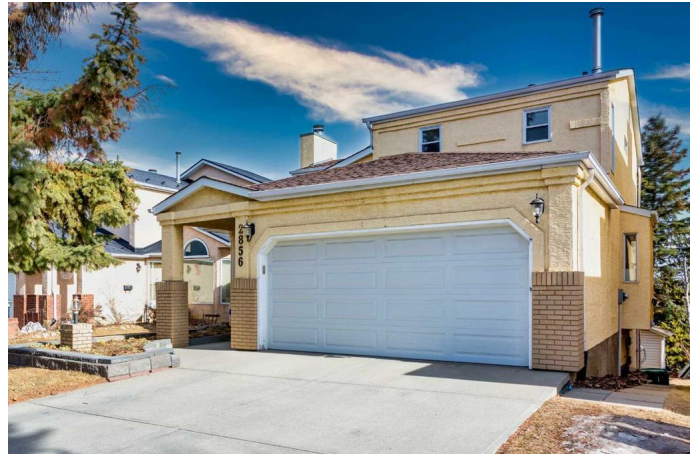
Signal Hill, Calgary, Alberta

Welcome to this beautifully maintained walkout home in the highly sought-after community of Signal Hill. Sitting on a quiet, low-traffic street, this home offers 6 bedrooms, 3 full bathrooms, and a fully finished walkout basement with an illegal suite—perfect for families or anyone looking for extra space and versatility.

From the moment you walk in, you’ll notice the pride of ownership and how well this home has been cared for over the years. The upper floor features 3 spacious bedrooms, including a master bedroom with a spacious 5 pc ensuite bathroom. The main floor offers bright and inviting living and dining areas that feel warm and welcoming. Big windows let in lots of natural light, and the layout flows seamlessly throughout the home.

The fully finished walkout basement adds even more living space, with 3 additional bedrooms, a full bathroom, and a versatile rec room. Thanks to the expansive windows, the lower level feels open and bright. Step outside and enjoy the backyard with stunning city views—a perfect spot to unwind or entertain.

Other highlights include a double attached garage, a well-kept exterior, and an unbeatable location in one of Calgary’s most desirable neighborhoods. With parks, top-rated schools, shopping, and transit all just minutes away, this home checks all the boxes.



Opportunities like this don't come up often—reach out today to book a showing!

Built in 1989

### Essential Information

MLS® #	A2199646
Price	\$840,000
Bedrooms	6
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,836
Acres	0.11
Year Built	1989
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	2856 Signal Hill Heights Sw
Subdivision	Signal Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 2M6

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Double Vanity, High Ceilings, See Remarks, Soaking Tub
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings, Garburator
Heating	Forced Air
Cooling	None

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

### **Exterior**

Exterior Features	Other
Lot Description	Back Yard, Landscaped, See Remarks
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 13th, 2025
Days on Market	22
Zoning	R-CG

### **Listing Details**

Listing Office	Real Broker
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