

# \$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

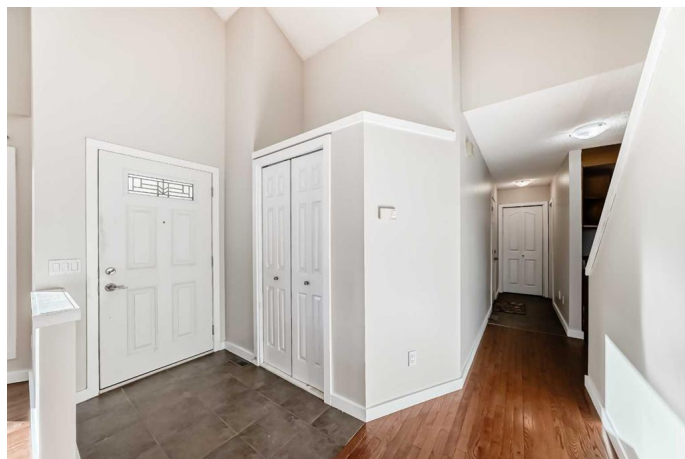
This is a fantastic opportunity for home buyers or investors! Located in the highly desirable community of Signal Hill, this spacious 4-bedroom, 3.5-bathroom home with a legal walkout basement suite offers the perfect combination of location, comfort, and income potential. Step through the front door 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 – perfect for outdoor gatherings and relaxation. Upstairs, you’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 – 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 – just move in and enjoy peace of mind!

Don’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 | 13                 |
| Zoning         | R-CG               |

**Listing Details**

|                |                      |
|----------------|----------------------|
| Listing Office | Homecare Realty Ltd. |
|----------------|----------------------|

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