



# 2612 Signal Hill Drive Calgary Alberta

\$1,108,000

OPEN HOUSE -March 7&8 Saturday and Sunday 1-4PM. Welcome to this exceptionally well-built, bright, and spacious two-storey family home, perfectly positioned backing onto a park and green space with breathtaking, unobstructed views of the city skyline, stunning mountain scenery, and spectacular sunrises. Enjoy a truly private backyard with panoramic, forever views -- a rare and priceless feature. This home features a durable tile roof and reflects quality craftsmanship throughout, offering a functional and versatile layout ideal for large or multi-generational families with a total of 6 bedrooms. The main floor boasts a grand foyer, expansive living and dining areas, a renovated kitchen, a large family room, and a main-floor bedroom/den -- perfect for seniors, guests, or home office use. Upstairs, the generous primary bedroom offers a 4-piece ensuite and walk-in closet, along with two additional well-sized bedrooms. The fully finished walk-out basement includes two more bedrooms, a full bathroom, a recreation room, and a wet bar, making it an excellent option for teenagers, extended family. Additional highlights include two separate laundry setups (main floor rough-in plus basement laundry), long-term proud ownership, The property is equipped with two furnaces. One furnace has been replaced by the current owner, and the hot water tank was also replaced not long ago. and an unbeatable location just minutes from Sunterra Market, steps to Sirocco Drive 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! (id:6769)

Listing Presented By:



Originally Listed by:  
First Place Realty

**RE/MAX Realty Professionals**

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
darylcarlson@shaw.ca

Primary Bedroom 13.92 Ft x 13.83 Ft

4pc Bathroom 8.50 Ft x 12.25 Ft

Other 8.25 Ft x 9.58 Ft

Bedroom 17.67 Ft x 10.00 Ft

Bedroom 17.67 Ft x 10.08 Ft

4pc Bathroom 6.83 Ft x 7.50 Ft

Bedroom 13.58 Ft x 13.00 Ft

4pc Bathroom 12.00 Ft x 5.33 Ft

Storage 8.83 Ft x 6.50 Ft

Recreational, Games room 16.33 Ft x 17.00 Ft

Bedroom 10.00 Ft x 11.33 Ft

Laundry room 5.50 Ft x 8.17 Ft

2pc Bathroom 5.83 Ft x 5.83 Ft

Family room 21.00 Ft x 14.00 Ft

Dining room 11.83 Ft x 7.92 Ft

Kitchen 9.83 Ft x 11.83 Ft

Other 13.17 Ft x 3.17 Ft

Dining room 13.83 Ft x 10.58 Ft

Bedroom 13.83 Ft x 15.08 Ft