



## 2740 Signal Hill Drive Calgary Alberta

\$799,000

Price reduced! 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! (id:6769)

Den 11.33 Ft x 8.17 Ft  
3pc Bathroom 5.00 Ft x 10.42 Ft  
Kitchen 9.42 Ft x 10.17 Ft  
Dining room 8.58 Ft x 7.33 Ft  
Family room 11.00 Ft x 10.83 Ft  
Bedroom 11.83 Ft x 11.92 Ft  
Laundry room 10.50 Ft x 2.75 Ft  
Living room 11.00 Ft x 15.50 Ft  
Dining room 13.92 Ft x 6.75 Ft

Kitchen 10.67 Ft x 10.67 Ft  
Other 6.67 Ft x 9.50 Ft  
Family room 14.92 Ft x 11.58 Ft  
2pc Bathroom 6.58 Ft x 2.83 Ft  
Primary Bedroom 10.42 Ft x 16.58 Ft  
Bedroom 10.50 Ft x 9.92 Ft  
Bedroom 10.67 Ft x 10.33 Ft  
4pc Bathroom 11.00 Ft x 6.00 Ft  
4pc Bathroom 5.00 Ft x 8.75 Ft

Listing Presented By:



Originally Listed by:  
Homecare Realty Ltd.

**RE/MAX Realty Professionals**

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

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