

# \$1,135,000 - 3223 Signal Hill Drive Sw, Calgary

MLS® #A2262001

**\$1,135,000**

4 Bedroom, 3.00 Bathroom, 1,596 sqft

Residential on 0.12 Acres

Signal Hill, Calgary, Alberta

We're extremely proud to present this stunning, fully renovated reverse bungalow in Signal Hill! With 4-bedrooms, 3-bathrooms, this home offers 2,938ft<sup>2</sup> of total luxurious living space on 2 levels (1596ft<sup>2</sup> on main floor). You simply must see this stunning open concept kitchen in person! Features include a 36" induction range, huge quartz island and eating bar, custom hood fan, pot filler, gorgeous backsplash, new cabinets and more! The primary bedroom, ensuite and walk-in closet create an oasis within your own house. The ensuite has a stand-alone soaker tub, walk-in shower, rustic vanity, and incredible tile work. Some additional features of note include a heated garage, central A/C, modern fireplace, engineered hardwood floors, triple pane windows, instant hot water heater, high efficient furnace with U/V air filter and the windows have been treated with privacy film. There's a big storage room in the basement as well that is under lock and key, it can be viewed and inspected by the home buyers. Signal Hill is and has always been a premiere neighbourhood in the city, and the numbers on the driveway pay homage to the four Alberta battalions from World War I that trained at the base of Signal Hill, originally known as Camp Sarcee but forever honoured with the commemorative geoglyphs visible from Stoney and Sarcee Trail. You'll love the mountain views from your west facing balcony, the convenience of nearby schools and quick access to downtown or west to the Rocky



Mountains. This is a true gem; we'd love to accommodate your showing needs. Come check it out, you won't be disappointed.

Built in 2001

### Essential Information

MLS® #	A2262001
Price	\$1,135,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,596
Acres	0.12
Year Built	2001
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	3223 Signal Hill Drive Sw
Subdivision	Signal Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 3T4

### Amenities

Parking Spaces	4
Parking	Double Garage Attached, Heated Garage
# of Garages	2

### Interior

Interior Features	Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Vinyl Windows, Walk-In Closet(s), Wet Bar, Tankless Hot Water
Appliances	Bar Fridge, Dishwasher, Electric Range, Garage Control(s), Microwave,

Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Instant Hot Water

Heating Forced Air

Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Electric

Has Basement Yes

Basement Finished, Full

## Exterior

Exterior Features Private Yard

Lot Description Back Yard, Front Yard, Landscaped, Private, Street Lighting

Roof Cedar Shake

Construction Wood Frame

Foundation Poured Concrete

## Additional Information

Date Listed October 9th, 2025

Days on Market 25

Zoning R-CG

## Listing Details

Listing Office RE/MAX Landan Real Estate

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.