

\$1,098,000 - 2208 Sirocco Drive Sw, Calgary

MLS® #A2261673

\$1,098,000

6 Bedroom, 4.00 Bathroom, 2,506 sqft

Residential on 0.15 Acres

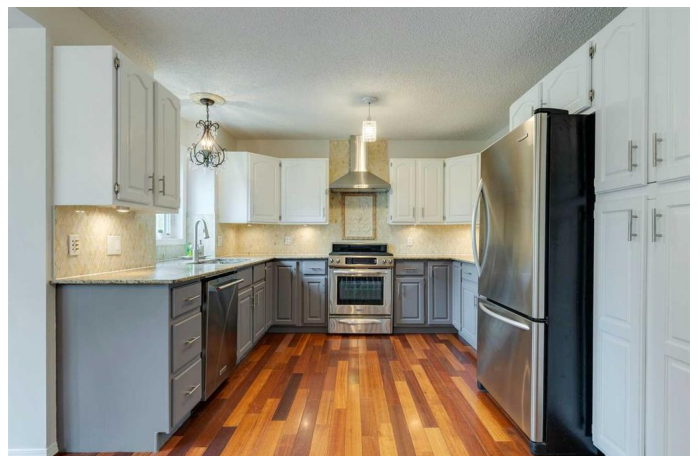
Signal Hill, Calgary, Alberta

Welcome to this stunning two-storey split in the highly desirable community of Signal Hill, offering over 3,800 sq.ft. of developed living space and a double attached garage.

Designed for both comfort and sophistication, this home features dual furnaces, dual humidifiers, two hot water tanks, and central air conditioning. Rich hardwood flooring spans the main and upper levels, creating a warm, cohesive ambiance.

Recent upgrades include professionally replaced Poly B plumbing (2019), fresh paint throughout including cabinetry (2025), a Lennox furnace (2023), Lennox A/C (2021), two Rheem hot water tanks (2021), a new washer (2023), and triple-pane windows on the main and upper levels (2015 & 2019).

Step into the grand main floor where vaulted ceilings elevate the formal living and dining rooms—ideal for hosting. The spacious kitchen boasts stainless steel appliances, a gas stove, granite countertops, and ample cabinetry. The adjacent breakfast nook opens to the backyard, perfect for morning coffee or summer BBQs. A sunken living room invites relaxation with a wood-burning fireplace, gas log lighter, wood mantle, and built-in cabinetry. Elegant wainscoting adds timeless character. A main floor bedroom doubles as a home office, while a 2-piece bath and large laundry room with built-in cabinetry add everyday convenience. Upstairs, retreat to a luxurious primary suite with a private seating area, balcony access, walk-in closet, and a



spa-inspired 5-piece ensuite featuring a jetted tub and separate shower. Three additional spacious bedrooms—all with walk-in closets and built-ins—plus a 4-piece bath complete the upper level.

The fully developed basement is designed for entertainment and flexibility, featuring a large family room with wet bar rough-in, a sixth bedroom, dedicated exercise room, 4-piece bath, cold room, and generous storage. Wired for surround sound, it's ready for movie nights or game-day excitement.

Outside, enjoy a spacious backyard with a gas line for the BBQ and a cozy firepit area—perfect for hosting. Spray foam insulation in the basement enhances energy efficiency, while abundant storage throughout the home—including under-stair solutions—adds practicality. The garage offers high ceilings with potential for overhead storage.

Located in Signal Hill, a vibrant community known for scenic views, excellent schools, parks, shopping, and dining. Transit is effortless with nearby LRT stations and bus routes. This isn't just a home—it's a lifestyle.

Built in 1989

Essential Information

MLS® #	A2261673
Price	\$1,098,000
Bedrooms	6
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,506
Acres	0.15
Year Built	1989
Type	Residential

Sub-Type	Detached
Style	2 Storey Split
Status	Active

Community Information

Address	2208 Sirocco Drive Sw
Subdivision	Signal Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 2T9

Amenities

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

Interior

Interior Features	Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, Granite Counters, Jetted Tub, No Smoking Home, Open Floorplan, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wired for Sound
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Garburator, Gas Stove, Humidifier, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Mantle, Stone, Wood Burning, Gas Log
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Balcony, BBQ gas line, Fire Pit, Garden, Private Yard
Lot Description	Back Yard, Front Yard, Fruit Trees/Shrub(s), Irregular Lot, Landscaped, Street Lighting
Roof	Concrete
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 2nd, 2025
Days on Market	38
Zoning	R-CG

Listing Details

Listing Office	RE/MAX Realty Professionals
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