

# \$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, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s), Wet Bar |
| 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        | 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 | 31                |
| Zoning         | R-CG              |

## Listing Details

|                |                           |
|----------------|---------------------------|
| Listing Office | RE/MAX Landan Real Estate |
|----------------|---------------------------|

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