

\$1,225,000 - 2922 Signal Hill Drive Sw, Calgary

MLS® #A2255489

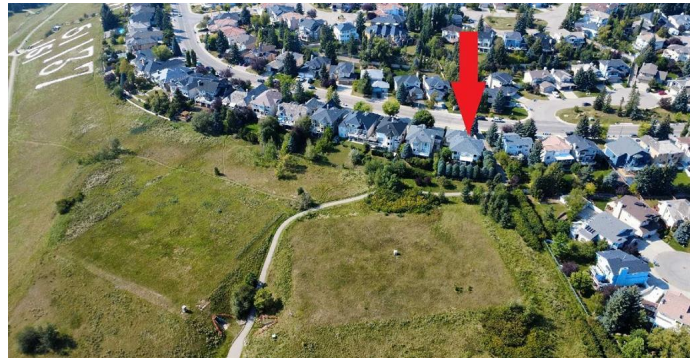
\$1,225,000

4 Bedroom, 3.00 Bathroom, 1,656 sqft

Residential on 0.19 Acres

Signal Hill, Calgary, Alberta

****OPEN HOUSE, SATURDAY SEPT 27, 1:00-3:00**** If you're looking for a meticulously well cared for home that truly has it all, look no further. Nestled in the prestigious Point of Signal Hill, this executive style bungalow sits on one of the most desirable lots in the community. Backing onto a green space with no neighbours behind, offering breathtaking, unobstructed views of the city skyline and beyond. From the moment you step inside, soaring vaulted ceilings and expansive windows draw your eye to the stunning views. The open-concept design is thoughtfully balanced with defined spaces that maintain a warm and welcoming feel. At the heart of the home, the chef-inspired kitchen seamlessly connects to the dining room, breakfast nook, and living room. The living area features a cozy gas fireplace, an open-to-below design offering plenty of space for both quiet evenings and lively gatherings. The primary suite is a true retreat with floor-to-ceiling bay windows framing the views, a five-piece ensuite, and a walk-in closet. Completing the main floor are a second bedroom (or office), a full four-piece bath, and a laundry/mudroom with direct access to the oversized triple car garage. The walkout lower level is equally impressive, boasting soaring ceilings, oversized windows, and another inviting gas fireplace. An expansive family room with a built-in wet bar and custom shelving is perfect for entertaining or family time. Two additional spacious



bedrooms, a four-piece bathroom, workshop, and ample storage space complete this level. Step outside to the covered patio and enjoy the ultimate in privacy, with a landscaped yard and mature Spruce trees creating a peaceful outdoor sanctuary.

This is a rare opportunity to own an impeccably maintained bungalow in the Point of Signal Hill with such an exceptional combination of privacy, views, and a triple-car garage. Don't miss your chance to make this remarkable home yours.

Built in 1993

Essential Information

MLS® #	A2255489
Price	\$1,225,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,656
Acres	0.19
Year Built	1993
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	2922 Signal Hill Drive Sw
Subdivision	Signal Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 2W1

Amenities

Parking Spaces	5
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Parking	Triple Garage Attached, Concrete Driveway
# of Garages	3

Interior

Interior Features	Bookcases, Built-in Features, Chandelier, Closet Organizers, High Ceilings, Jetted Tub, Kitchen Island, Pantry, Storage, Walk-In Closet(s), Wet Bar
Appliances	Dishwasher, Dryer, Microwave, Refrigerator, Washer, Window Coverings, Built-In Range
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony, Garden, Private Entrance, Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Fruit Trees/Shrub(s), Garden, Gentle Sloping, Landscaped, Lawn, Many Trees, No Neighbours Behind, Private, Treed, Secluded
Roof	Asphalt
Construction	Brick, Concrete, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 11th, 2025
Days on Market	20
Zoning	R-CG

Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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