2612 Signal Hill Drive SW

Calgary | Active | MLS® A2360092

$1,120,000









Bedrooms	Bathrooms	Year Built	Living area
6	**4**	**2005**	**2,519 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by TrustPro Realty

A closer look

Open House Nov 28th and 29th Saturday & Sunday 1:00-4:00pm. Fully Renovated |City Skyline View| Back to Park & Green Space | Walk-Out Basement | 6 Bedrooms | Mortgage Helper Potential
Welcome to this beautifully fully renovated two-storey home backing onto a park and green space with unobstructed city skyline and spectacular sunrises. This bright, spacious home offers 6 bedrooms and a highly functional layout ideal for large or multi-generational families. Extensively updated in 2026 with City-permitted Poly-B replacement, triple-pane PVC windows with 25-year warranty, new front & rear doors, interior doors and trim, fresh paint throughout the main and upper floors, and new light fixtures. Additional updates include main-floor laundry (2025), furnace (2024), and hot water tank (2024). The main floor features a grand foyer, spacious living and dining areas, renovated kitchen with maple cabinetry, island and oversized granite counters, plus a family room overlooking the park and a flexible bedroom/den. Upstairs offers a generous primary suite with 4-piece ensuite and walk-in closet, plus two additional bedrooms. The fully finished walk-out basement adds 2 bedrooms, full bath, large recreation room and wet bar, offering excellent space for extended family, teenagers or potential mortgage-helper use. Two laundry setups add convenience. Enjoy a private backyard with panoramic, forever views and an unbeatable location just minutes to Sunterra Market, walking distance to Sirocco LRT, and close to schools, parks and amenities.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2360092
Bedrooms	6
Bathrooms	4
Year Built	2005
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey

Total Living Area:	2,519 sq. ft.
Main Level Finished Area:	1,475 sq. ft.
Upper Level Finished Area:	1,044 sq. ft.
Below Grade Finished Area:	1,475 sq. ft.
Acreage:	No
Lot Area:	5,511 sq. ft.
Lot Frontage:	48'1½"
Front Exposure:	West
Unit Exposure:	West
Levels:	Two
Total Rooms Above Grade:	8
Year built:	2005 (Age: 21)
Bedrooms:	6 (Above Grd: 4)
Bedrooms Above Grade:	4
Bedrooms On Main:	1
Bedrooms Below Grade:	2
Bathrooms:	4.0 (Full:3, Half:1)
Num Ensuite Baths:	1
Plan:	8811071
Heating:	Natural Gas, None
Basement:	Full, Finished, Walk Out
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Brick, Stucco, Wood Siding
Structure Type:	House
Roof:	Clay Tile

Ensuite:	Yes
Flooring:	Hardwood, Laminate, Tile
Cooling:	None
Fireplaces:	2
Fireplace Details:	Gas
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	Laundry Room, Main Level
City Quadrant:	Southwest
Community:	Signal Hill
Amenities:	None
Appliances:	Built-In Oven, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Inclusions:	N/A
Restrictions:	None Known
Main Floor	Dining Room · 13'10" × 10'7" ·
Main Floor	Living Room · 15'11" × 12'6" ·
Main Floor	Kitchen · 11'10" × 9'10" ·
Main Floor	Laundry · 8'2" × 5'6" ·
Main Floor	Bedroom · 11'4" × 10' ·
Main Floor	Family Room · 21' × 14' ·
Upper Level	Bedroom - Primary · 13'11" × 13'10" ·
Upper Level	Bedroom · 17'8" × 10' ·

Upper Level	Bedroom · 17'8" × 10'1" ·
Basement	Bedroom · 13'7" × 13' ·
Basement	Bedroom · 15'1" × 13'10" ·
Basement	Flex Space · 17' × 16'4" ·
Basement	Kitchenette · 13'2" × 3'2" ·
Basement	Game Room · 12'1" × 10'9" ·
Title to Land:	Fee Simple
Community Features:	Park, Schools Nearby, Shopping Nearby, Walking/Bike Paths
Interior Features:	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Storage, Wet Bar
Exterior Features:	Playground, Private Yard
Patio And Porch Features:	Deck, Patio
Lot Features:	Back Yard, Backs on to Park/Green Space, Landscaped, No Back Lane, No Neighbours Behind, Private, Rectangular Lot
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone W
Zoning:	R-C1
Listed Date:	Nov 23, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/2612-signal-hill-drive-sw-calgary-a2360092/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

Data was last updated November 25, 2026 at 06:05 PM (UTC)

powered by myRealPage.com

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS®System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™.

The trademarks MLS®, Multiple Listing Service® 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.

Prepared November 25, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.