2709 Signal Hill Bay SW

Calgary | Active | MLS® A2338748

$979,000









Bedrooms	Bathrooms	Year Built	Living area
5	**3**	**1988**	**1,896 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Century 21 Bravo Realty

A closer look

Welcome to this impressive detached home situated on a quiet cul-de-sac corner lot in sought-after Signal Hill. This versatile 4-level split floor plan offers 5 bedrooms, 3 full bathrooms, and expansive living and family areas designed for hosting, relaxing, or multi-generational living.

Enjoy unbeatable convenience with local playgrounds, parks, and top-rated West Calgary schools nearby. Major shopping and dining at Signal Hill Centre and Westhills Towne Centre are just minutes away, while quick access to the 69th Street LRT station makes commuting to Downtown Calgary a breeze. A perfect blend of space, location, and lifestyle!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2338748
Bedrooms	5
Bathrooms	3
Year Built	1988
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:	4 Level Split
Total Living Area:	1,896 sq. ft.
Acreage:	No
Lot Area:	6,038 sq. ft.
Lot Frontage:	52'6"

Front Exposure:	South
Levels:	4 Level Split
Total Rooms Above Grade:	8
Year built:	1988 (Age: 38)
Bedrooms:	5 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	2
Bathrooms:	3.0 (Full:3, Half:0)
Num Ensuite Baths:	1
Plan:	8711364
Heating:	Forced Air
Basement:	Full, Finished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Brick, Concrete, Stucco, Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Hardwood
Cooling:	None
Fireplaces:	1
Fireplace Details:	Wood Burning
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached

Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	Main Level
City Quadrant:	Southwest
Community:	Signal Hill
Appliances:	Dishwasher, Electric Range, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Inclusions:	None
Restrictions:	None Known
Main Floor	Family Room · 19'5" × 15'9" ·
2nd Floor	Living Room · 18' × 17'9" ·
2nd Floor	Kitchen · 13'4" × 10'5" ·
2nd Floor	Dining Room · 12'5" × 6'7" ·
2nd Floor	Dinette · 13'4" × 6'6" ·
3rd Floor	Bedroom · 13'3" × 13' ·
3rd Floor	Bedroom · 9'6" × 9'3" ·
3rd Floor	Bedroom - Primary · 16'8" × 15'4" ·
Basement	Bedroom · 13' × 12' ·
Basement	Bedroom · 19'11" × 14'7" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Central Vacuum, Closet Organizers, High Ceilings, Quartz Counters, Vaulted Ceiling(s)
Exterior Features:	Playground, Private Entrance
Patio And Porch Features:	None
Lot Features:	Back Yard, Corner Lot, Cul-De-Sac, Few Trees, Front Yard, Landscaped, Lawn

Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone W
Zoning:	R-CG
Listed Date:	Aug 19, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/2709-signal-hill-bay-sw-calgary-a2338748/

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