2856 Signal Hill Heights SW

Calgary | Active | MLS® A2351329

$789,900









Bedrooms	Bathrooms	Year Built	Living area
6	**4**	**1989**	**1,895.79 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by RE/MAX Real Estate (Mountain View)

A closer look

Opportunities like this don’t come often. Welcome to this 6-bedroom, 2-storey detached home in the highly sought-after community of Signal Hill-offering space, privacy, and a layout that’s getting harder to find.

Set on a rare walkout lot, this home is surrounded by mature trees and located on a quiet street, giving you that sense of calm while still being close to everything you need. Shopping, restaurants, schools, and major routes are all just minutes away.

Inside, you’ll appreciate the well-maintained condition and a more traditional, compartmentalized layout-with a separate formal dining room, distinct living area, and a kitchen that feels nicely tucked away. Perfect for those who prefer defined spaces for entertaining and everyday living.

Upstairs features three spacious bedrooms, while the fully developed walkout basement adds three more bedrooms, offering incredible flexibility for large families, guests, or even multi-generational living.

Parking is no issue here. Along with the double attached garage, there’s additional space in the driveway that can accommodate up to two more vehicles.

If you’ve been waiting for a rare find in Signal Hill with size, functionality, and a walkout lot-this is it. Priced to sell and ready for its next chapter.

Come see the potential for yourself.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2351329
Bedrooms	6
Bathrooms	4
Year Built	1989
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:	1,895.79 sq. ft.
Main Level Finished Area:	1,008.64 sq. ft.
Below Grade Finished Area:	953.77 sq. ft.
Acreage:	No
Lot Area:	4,789 sq. ft.
Lot Frontage:	44'3 1/8 "
Front Exposure:	West
Levels:	Two
Total Rooms Above Grade:	8
Year built:	1989 (Age: 37)
Bedrooms:	6 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	3
Bathrooms:	4.0 (Full:3, Half:1)
Num Ensuite Baths:	1
Plan:	8811659
Heating:	Forced Air
Basement:	Full, Finished, Walk Out
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Brick, Stucco, Wood Frame

Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Hardwood
Cooling:	None
Fireplaces:	1
Fireplace Details:	Gas
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	In Basement
City Quadrant:	Southwest
Community:	Signal Hill
Appliances:	Dishwasher, Dryer, Electric Stove, Garage Control(s), Garburator, Range Hood, Refrigerator, Washer, Window Coverings
Inclusions:	N/A
Restrictions:	None Known
Main Floor	Foyer · 6'7" × 6' ·
Main Floor	Living Room · 16'2" × 14'2" ·
Main Floor	Family Room · 13'6" × 12'10" ·
Main Floor	Breakfast Nook · 10'8" × 9'10" ·
Main Floor	Dining Room · 11'8" × 11'3" ·
Main Floor	Kitchen · 33'6" × 10'2" ·
2nd Floor	Bedroom - Primary · 17'7" × 14'5" ·

2nd Floor	Bedroom · 11'5" × 10'2" ·
2nd Floor	Bedroom · 17'1" × 10'9" ·
Basement	Bedroom · 12'8" × 9'1" ·
Basement	Bedroom · 11'9" × 10'4" ·
Basement	Bedroom · 11'5" × 9'2" ·
Basement	Game Room · 14'10" × 13'8" ·
Basement	Furnace/Utility Room · 10'8" × 7'11" ·
Title to Land:	Fee Simple
Community Features:	Playground, Schools Nearby, Shopping Nearby
Interior Features:	Double Vanity, High Ceilings, Soaking Tub
Exterior Features:	None
Patio And Porch Features:	Deck
Lot Features:	Back Yard, Landscaped
Num. of Parcels:	0
Fencing:	None
Region:	Calgary
Zone:	CAL Zone W
Zoning:	R-CG
Listed Date:	Oct 08, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/2856-signal-hill-heights-sw-calgary-a2351329/

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