



**2740 Signal Hill Drive SW
Calgary, Alberta**

MLS # A2266141

\$799,000



Division:	Signal Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,787 sq.ft.	Age:	1988 (38 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Garden, Landscaped, Rectangular Lot, Views		

Heating:	Central, High Efficiency, Forced Air, Natural Gas
Floors:	Carpet, Ceramic Tile, Hardwood
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Brick, Stucco, Wood Frame
Foundation:	Poured Concrete
Features:	Quartz Counters, Vinyl Windows

Inclusions: N/A

Water: -
Sewer: -
Condo Fee: -
LLD: -
Zoning: R-CG
Utilities: -

Price reduced! This is a fantastic opportunity for home buyers or investors! Located in the highly desirable community of Signal Hill, this spacious 4-bedroom, 3.5-bathroom home with a legal walkout basement suite offers the perfect combination of location, comfort, and income potential. Step through the front door into a bright and welcoming living and dining area featuring beautiful hardwood flooring. The kitchen and family room are filled with natural light from large windows, creating a warm and inviting atmosphere. From here, step out onto the huge deck overlooking the backyard — perfect for outdoor gatherings and relaxation. Upstairs, you'll find a primary bedroom with a 4-piece ensuite and a lovely downtown view, plus two additional good-sized bedrooms sharing a 3-piece bathroom. The walkout basement features a separate entrance, kitchen, living room, bathroom, one bedroom, and den — fully legalized as a secondary suite (2023), offering excellent rental income potential. Recent upgrades include: New interior paint (2025), Triple-pane LUX windows and doors (2021), New garage door (2019), New roof (2018), New furnace (2018). All the major updates are done — just move in and enjoy peace of mind! Don't miss this rare opportunity. Call your realtor today to book a viewing!