

# \$1,450,000 - 3132 Signal Hill Drive Sw, Calgary

MLS® #A2231831

**\$1,450,000**

5 Bedroom, 3.00 Bathroom, 1,749 sqft

Residential on 0.13 Acres

Signal Hill, Calgary, Alberta

Spectacular Mountain Views from this Luxury Modern Bungalow Walkout in Signal Hill! This is more than just a house itâ€™s a home that was thoughtfully and lovingly renovated with the intention of staying forever. Perched on the quiet, elevated stretch of prestigious Signal Hill Drive, this modern home offers breathtaking mountain views, a peaceful setting, and the convenience of being just a short walk to Battalion Park School, shopping, restaurants, tennis courts, and scenic bike paths. Every detail was chosen with care, not for resale, but for living.

Main Floor Highlights:

The gourmet kitchen is the heart of the home, designed for daily joy and seamless entertaining. It features a massive quartz island with pop up charger/power, premium Miele fridge and freezer, combi-steam oven, retractable exhaust fan, induction cooktop, built-in coffee station, and microwave (with extended warranty). Bosch dishwasher. Youâ€™ll love the thoughtful custom storage, dual kitchen sinks, designer tile, and floating shelves with under-cabinet lighting all crafted with comfort and convenience in mind. Soaring ceilings, new skylights, and large windows fill the home with natural light, while a gas fireplace brings warmth and coziness to the living space. The primary bedroom is a restful retreat, with his and hers California Closets and a stunning ensuite complete with double concrete sink vanities, gold fixtures, a glass steam shower with built-ins, a freestanding



tub, and heated floors. A second bedroom shown as an office also features a custom California Closet. The walk-in coat closet and thoughtfully designed locker room create exceptional everyday functionality. A spacious laundry room and elegant powder room complete the main floor, which is finished with easy-to-maintain luxury vinyl plank flooring throughout.

Walkout Level Features:

The downstairs features high ceilings, three generously sized bedrooms with large windows and closets, a welcoming family room for gathering or relaxing and a full bathroom. There is a cold storage room, water softener, central vacuum, security system, two furnaces and two hot water tanks for comfort and efficiency.

Additional Comforts & Highlights:

New roof (with warranty) with solar panels to keep energy costs low. Radon mitigation system. Sunny west-facing deck with gas BBQ hookup, Maintenance-free turf backyard, fully fenced is ideal for pets and children. Please notice the built-in dog dish station in the island for your furry family members! In-ground sprinklers keep the front yard lush and green. All Hunter Douglas window coverings are included. Sound System throughout home. This home was built with love, attention to detail, and a vision for long-term living. We hope you feel a sense of peace, comfort, and possibility when you walk through the doors.

Built in 1999

Essential Information

MLS® #	A2231831
Price	\$1,450,000
Bedrooms	5
Bathrooms	3.00
Full Baths	2

Half Baths	1
Square Footage	1,749
Acres	0.13
Year Built	1999
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	3132 Signal Hill Drive Sw
Subdivision	Signal Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 3T2

### Amenities

Parking Spaces	6
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Skylight(s), Smart Home, Wired for Sound
Appliances	Built-In Oven, Built-In Refrigerator, Dishwasher, Dryer, Electric Cooktop, Microwave, Washer, Window Coverings
Heating	In Floor, Fireplace(s), Forced Air, Solar
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Electric, Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

### Exterior

Exterior Features	BBQ gas line
Lot Description	Back Yard, Low Maintenance Landscape, Treed, Views

Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	June 24th, 2025
Days on Market	20
Zoning	R-CG

**Listing Details**

Listing Office	2% Realty
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