

\$1,400,000 - 2704 Signal Ridge View Sw, Calgary

MLS® #A2205237

\$1,400,000

5 Bedroom, 3.00 Bathroom, 1,854 sqft
Residential on 0.14 Acres

Signal Hill, Calgary, Alberta

Welcome to a rare gem the prestigious Signal Hill—nestled on one the community’s most sought-after streets, perched on a beautifully positioned corner lot with commanding panoramic views of downtown Calgary.

This exceptional bungalow has been masterfully reimagined from the studs up, blending elegance with modern luxury. From brand-new electrical, plumbing, drywall, in-floor heating in the main floor bathrooms, and windows to every meticulously chosen finish in between.

As you approach, you’ll be captivated by the home’s exceptional curb appeal, featuring a brand-new poured concrete walkway that leads from the front entrance to the serene rear patio. Step through the elegant entryway into a bright, open-concept living space highlighted by soaring vaulted ceilings and gleaming engineered hardwood floors. At the heart of the home lies a chef’s dream kitchen—rich granite countertops, premium stainless steel built-in appliances, gas cooktop, French door fridge, oversized island with striking design elements including hidden cabinetry, and under-cabinet lighting. Adjacent to the kitchen is a butler’s pantry for added storage.

The formal dining area is perfectly positioned to take in breathtaking, unobstructed views of downtown Calgary. Step through sliding glass doors onto your expansive east-facing balcony with gas hookup and enjoy morning sunrises



and glittering city lights by night.

The inviting living room offers warmth and elegance, anchored by a floor-to-ceiling tiled gas fireplace and wrapped in windows that flood the space with natural light. Designer lighting adds the perfect contemporary touch. The main level also includes a bright home office with oversized front-facing windows, a beautifully appointed secondary bedroom, and a show-stopping primary retreat. The primary suite features private access to a deck with city views, a custom walk-in closet with built-ins, and a luxurious 4-piece ensuite with a glass walk-in shower.

A stylish 4-piece main bath and an elegant, fully equipped laundry room with sink and abundant storage complete the main floor. Descend the custom staircaseâ€”adorned with sleek glass railings and a dramatic feature wallâ€”into the fully finished walkout basement. This expansive level includes three additional bedrooms, one of which is an oversized flex room perfect for a home gym, theatre, or studio. The spacious family room is ideal for entertaining, complete with a wet bar, gas fireplace, and direct access to the private lower patio and backyard.

An additional 3-piece bathroom and generous storage in the mechanical room complete this level.

Perfectly located minutes from downtown Calgary, and close to top-rated schools, shopping, parks, playgrounds, and transitâ€”this home offers the best of luxury living, convenience, and unforgettable views. A true masterpiece. One-of-a-kind. Welcome home.

Built in 1987

Essential Information

| | |
|--------|-------------|
| MLS® # | A2205237 |
| Price | \$1,400,000 |

| | |
|----------------|-------------|
| Bedrooms | 5 |
| Bathrooms | 3.00 |
| Full Baths | 3 |
| Square Footage | 1,854 |
| Acres | 0.14 |
| Year Built | 1987 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|---------------------------|
| Address | 2704 Signal Ridge View Sw |
| Subdivision | Signal Hill |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3H 2J6 |

Amenities

| | |
|----------------|--|
| Parking Spaces | 4 |
| Parking | Double Garage Attached, Insulated, Oversized |
| # of Garages | 2 |

Interior

| | |
|-------------------|---|
| Interior Features | Closet Organizers, French Door, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar |
| Appliances | Built-In Oven, Built-In Refrigerator, Dishwasher, Gas Cooktop, Microwave, Range Hood |
| Heating | In Floor, Fireplace(s), Forced Air, Natural Gas |
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 2 |
| Fireplaces | Basement, Family Room, Gas, Living Room, Mantle, Tile |
| Has Basement | Yes |
| Basement | Exterior Entry, Finished, Full, Walk-Out |

Exterior

| | |
|-------------------|---|
| Exterior Features | Balcony, Private Entrance, Private Yard |
| Lot Description | Back Yard, Corner Lot, Front Yard, Landscaped, Lawn, Low Maintenance Landscape, Rectangular Lot |
| Roof | Metal |
| Construction | Brick, Stucco, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

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|----------------|-----------------|
| Date Listed | April 3rd, 2025 |
| Days on Market | 8 |
| Zoning | R-CG |

Listing Details

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|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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