

# \$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**

Date Listed	April 3rd, 2025
Days on Market	4
Zoning	R-CG

### **Listing Details**

Listing Office	eXp Realty
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