

\$1,080,000 - 5946 Signal Ridge Heights Sw, Calgary

MLS® #A2217803

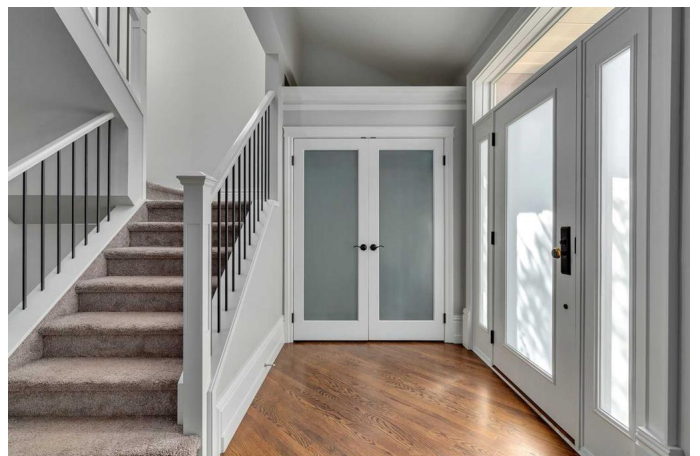
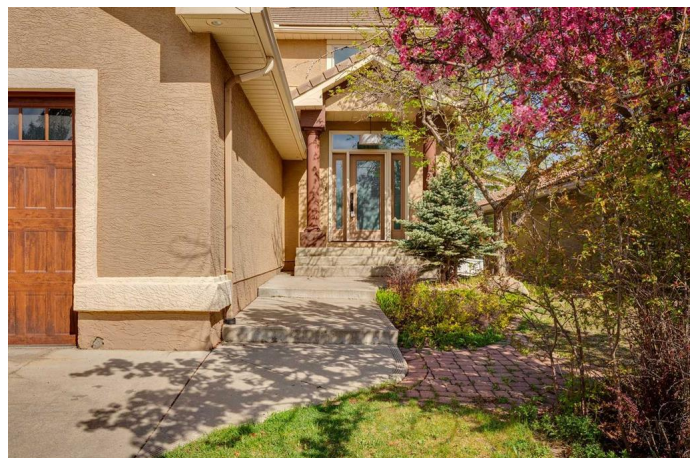
\$1,080,000

4 Bedroom, 4.00 Bathroom, 2,143 sqft

Residential on 0.13 Acres

Signal Hill, Calgary, Alberta

Welcome to this beautifully renovated home in the highly desirable community of Signal Hill. Tucked away on a private lot surrounded by mature trees, with over 3200 total sqft, this 4-bedroom, 3.5-bath residence offers a perfect blend of thoughtful design, functional spaces, and premium upgrades for modern family living. Step into the spacious foyer and instantly feel the inviting flow of the home. The main living area is open and bright, featuring a cozy family room with fireplace, seamlessly connected to the dining space and chef's kitchen. Designed for both everyday living and entertaining, the kitchen showcases custom cabinetry, quartz countertops, high-end Miele appliances, and a large island that doubles as a breakfast bar and prep space. An additional bonus on this floor is a versatile second family room which is ideal for movie nights, a kids' playroom, or a spacious home office. A stylish powder room completes the main level. Upstairs, the peaceful primary suite offers views of the treetops and features a spa-inspired ensuite with double sinks, heated floors, shower, and a large walk-in closet. Two additional bedrooms, a well-appointed full bathroom, and a convenient laundry room complete the upper level. The fully developed lower level offers exceptional flexibility, with a large recreation room featuring a second fireplace, a 5-piece bath, glass-enclosed office or den, a flexible gym/guest bedroom, and an additional room that could serve as a fifth bedroom. Whether you need space for work,



fitness, or guests, this level adapts to your needs. Enjoy outdoor living on the private patio, complete with privacy glass, lush greenery, and gas hookups for a BBQ and fire table, perfect for entertaining or relaxing in a tranquil setting. The oversized double garage easily accommodates larger vehicles, including trucks and SUVs. This home is packed with upgrades, including a vaulted entryway, coffered ceilings, upgraded lighting, fresh paint, 9-foot ceilings, elegant 10-inch baseboards, Central Air conditioning, and premium finishes throughout. Located close to top-rated schools, shopping, groceries, and major commuter routes, this is the ideal home for a growing family seeking style, comfort, and convenience.

Built in 1995

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2217803 |
| Price | \$1,080,000 |
| Bedrooms | 4 |
| Bathrooms | 4.00 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 2,143 |
| Acres | 0.13 |
| Year Built | 1995 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|------------------------------|
| Address | 5946 Signal Ridge Heights Sw |
| Subdivision | Signal Hill |
| City | Calgary |
| County | Calgary |

| | |
|-------------|---------|
| Province | Alberta |
| Postal Code | T3H 2K1 |

Amenities

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

Interior

| | |
|-------------------|--|
| Interior Features | Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Open Floorplan, Vaulted Ceiling(s), Walk-In Closet(s) |
| Appliances | Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Oven-Built-In, Gas Cooktop |
| Heating | Forced Air, Natural Gas |
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 2 |
| Fireplaces | Gas |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|-----------------------------|
| Exterior Features | Private Yard |
| Lot Description | Landscaped, Rectangular Lot |
| Roof | Clay Tile |
| Construction | Stucco, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|----------------|
| Date Listed | May 15th, 2025 |
| Days on Market | 7 |
| Zoning | R-CG |

Listing Details

| | |
|----------------|-------------------------------|
| Listing Office | Century 21 Bamber Realty LTD. |
|----------------|-------------------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.