# \$1,098,000 - 2208 Sirocco Drive Sw, Calgary

MLS® #A2261673

### \$1,098,000

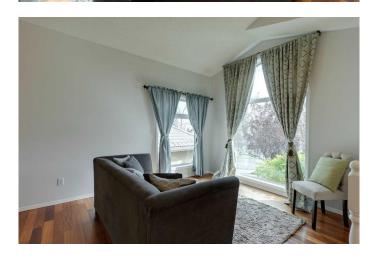
6 Bedroom, 4.00 Bathroom, 2,506 sqft Residential on 0.15 Acres

Signal Hill, Calgary, Alberta

Welcome to this beautiful 2 storey split in the sought-after community of Signal Hill, offering over 3800 sq.ft. of developed living space w/ double attached garage. Designed with both comfort & sophistication in mind, this home features hardwood flooring throughout the main & upper levels, creating a warm and cohesive flow. Step into the grand main floor where vaulted ceilings elevate the formal living & dining room, perfect for hosting elegant gatherings. The spacious kitchen is a dream, complete with stainless steel appliances, a gas stove, granite countertops & ample cabinetry. Adjacent to the kitchen, the breakfast nook opens to the backyard, ideal for morning coffee or summer BBQ's. The sunken living room invites relaxation with its wood-burning fireplace, a gas log lighter, wood mantle & built in cabinetry. Elegant wainscoting adds architectural charm & a touch of timeless character to the space. A convenient 2-pc bath serves guests & main floor living with ease. A versatile main floor bedroom doubles as an office, while the large laundry room adds everyday convenience, with tons of built-in cabinetry to keep everything organized. Upstairs, retreat to a massive & luxurious primary suite. A private seating area with direct access to your own balcony, walk-in closet, a spa-inspired 5-piece ensuite featuring a jetted tub & separate shower. Three additional generously sized bedrooms â€" each with walk-in closets and built-ins â€" plus a 4-piece bath complete the







upper level. The developed basement is built for family fun & entertainment. A large family room with rough-in for a wet bar, a huge sixth bedroom, a dedicated exercise room, a 4-pc bath, ample storage space, & a cold room provide flexibility for every lifestyle. Wired for surround sound its ready for movie nights or game-day excitement. Your expansive backyard offers plenty of room for outdoor entertaining & family fun, while a gas line for the BBQ & a firepit area makes hosting effortless & enjoyable. Thoughtfully upgraded for year-round comfort & energy savings, the home includes central air, dual furnaces, and two water-saving humidifiers. Spray foam insulation in the bsmt boosts efficiency. Abundant storage throughout the home - from spacious closets to tucked-away under-stair solutionsâ€"adds everyday practicality. The garage features high ceilings, offering potential for additional overhead storage if needed. Recent upgrades include fresh paint, including cabinets, throughout (2025), Lennox furnace (2023), Lennox A/C (2021), two Rheem hot water tanks (2021), new washer (2023), & the majority of windows on the main and upper levels were upgraded to Triple Pane (2015 & 2019). As an additional bonus, the Poly B plumbing was Professionally replaced in 2019 â€" a valuable upgrade for peace of mind. Located in Signal Hill, a vibrant community known for its scenic views, schools, parks, shopping & dining. Transit is a breeze with nearby LRT stations & bus routes. This is more than a home â€" it's a lifestyle.

Built in 1989

#### **Essential Information**

MLS® # A2261673 Price \$1,098,000

Bedrooms 6

Bathrooms 4.00

Full Baths 3

Half Baths 1

Square Footage 2,506 Acres 0.15

Year Built 1989

Type Residential Sub-Type Detached

Style 2 Storey Split

Status Active

# **Community Information**

Address 2208 Sirocco Drive Sw

Subdivision Signal Hill

City Calgary
County Calgary
Province Alberta

Postal Code T3H 2T9

# **Amenities**

Parking Spaces 4

Parking Double Garage Attached, Driveway

# of Garages 2

#### Interior

Interior Features Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity,

Granite Counters, No Smoking Home, Open Floorplan, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wired for Sound, Jetted

Tub

Appliances Dishwasher, Garage Control(s), Gas Stove, Range Hood, Refrigerator,

Washer/Dryer, Window Coverings

Heating Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes # of Fireplaces 1

Fireplaces Living Room, Mantle, Stone, Wood Burning, Gas Log

Has Basement Yes
Basement Full

#### **Exterior**

Exterior Features Balcony, BBQ gas line, Fire Pit, Garden, Private Yard

Lot Description Back Yard, Front Yard, Fruit Trees/Shrub(s), Landscaped, Street

Lighting, Irregular Lot

Roof Concrete

Construction Stucco, Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed October 2nd, 2025

Days on Market 32

Zoning R-CG

# **Listing Details**

Listing Office RE/MAX Realty Professionals

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