

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

MLS® #A2261673

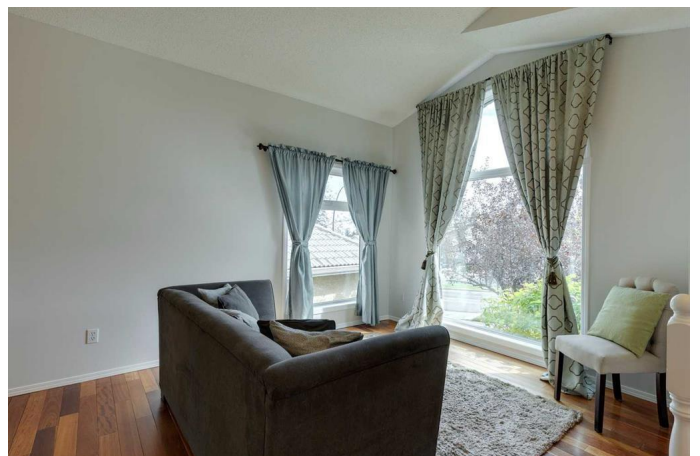
\$1,098,000

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 BBQs™. 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 – each with walk-in closets and built-ins – 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€” itâ€™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, Jetted Tub, No Smoking Home, Open Floorplan, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wired for Sound
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, Wood Burning, Gas Log, Mantle, Stone
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony, BBQ gas line, Fire Pit, Garden, Private Yard
Lot Description	Back Yard, Front Yard, Fruit Trees/Shrub(s), Irregular Lot, Landscaped, Street Lighting
Roof	Concrete
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 2nd, 2025
Days on Market	9
Zoning	R-CG

Listing Details

Listing Office	RE/MAX Realty Professionals
----------------	-----------------------------

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.