

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

MLS® #A2261673

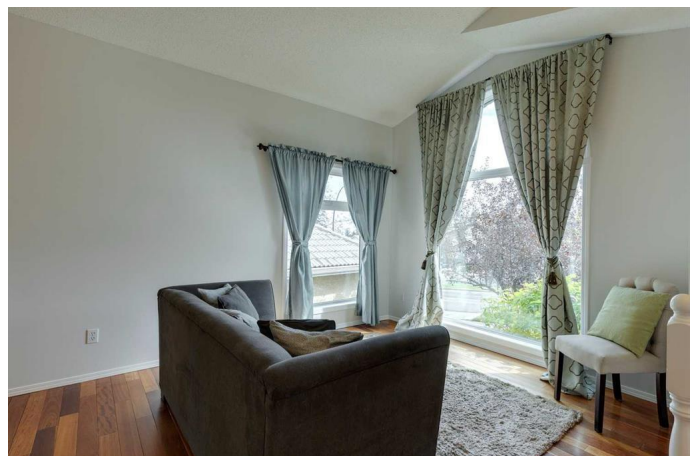
**\$1,098,000**

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, 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 | 33                |
| Zoning         | R-CG              |

### **Listing Details**

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

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