

## 6105 Signal Ridge Heights SW Calgary, Alberta

**MLS # A2221442**



# \$899,900

<b>Division:</b>	Signal Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,991 sq.ft.	<b>Age:</b>	1989 (36 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, Fruit Trees/Shrub(s), Landscaped, Private, Treed		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Wet Bar		

**Inclusions:** Storage Shed

Originally built by award-winning Maillot Homes, this well-appointed property is located in one of the most sought-after pockets of Signal Hill. Set on a quiet cul-de-sac with no through traffic, the home offers a rare combination of privacy, walkability, and long-term value. Families will appreciate the walk-zone designation for Ernest Manning High School—an important advantage in a community where school access is highly competitive. The location also provides easy access to the LRT, Westside Recreation Centre, Battalion Park School, parks, playing fields, and several shopping areas including West Hills, Signal Hill Centre, and West Market Square. Designed with functionality in mind, the home offers nearly 3,200 sq ft of developed space. Unlike many newer builds that concentrate square footage on the second level, this layout places two-thirds of the above-grade space on the main floor, resulting in a significantly larger finished basement of over 1,100 sq ft. Key mechanical updates/features include a Trane high-efficiency furnace and newer A/C (2023), whole-home humidifier, new hot water tank, and full replacement of Poly-B plumbing. The kitchen is outfitted with granite countertops, Miele induction cooktop, built-in wall oven, and stainless steel appliances. Additional features include fibre optic internet, copper sinks in the powder and basement bathrooms, updated LUX windows and doors, and a new Enviro gas fireplace insert in the basement (2023). All three bathrooms have been professionally renovated: the primary ensuite includes a seamless glass shower, double vanities, heated tile floors, and updated fixtures; the second-floor bathroom features granite counters, heated floors and a deep soaker tub; and the basement bathroom includes heated flooring and Jack & Jill access to a large guest or teen bedroom with egress window.

Exterior upgrades include a poured aggregate driveway and walkways, and a durable hail-resistant metal roof rated for 50 years. The west-facing backyard is both practical and established, with mature perennials, stone retaining walls, a brick patio, deck, garden shed, and an 8x4 cedar-raised garden bed with a custom enclosure—ideal for growing herbs and vegetables. The yard also includes multiple fruit-bearing varieties, including raspberries, haskaps, saskatoon berries, rhubarb, and three types of crabapple and apple trees. With a highly functional layout, extensive updates, and a location that supports long-term lifestyle and education planning, this home presents a compelling opportunity in one of Calgary’s premier southwest communities.