

# \$439,900 - 1701 Signal Hill Green Sw, Calgary

MLS® #A2210462

**\$439,900**

3 Bedroom, 3.00 Bathroom, 1,115 sqft  
Residential on 0.00 Acres

Signal Hill, Calgary, Alberta

Welcome to Signal Hill Green – one of the most sought-after townhouse communities in the area! This beautifully designed 3-bedroom, 3-bathroom home offers the perfect blend of comfort and convenience in a peaceful neighborhood setting.

Step inside to a classic and functional kitchen and dining area, ideal for family gatherings and entertaining. The spacious living room provides ample space to relax, while the private backyard is perfect for outdoor enjoyment.

Located within the highly regarded Ernest Manning High School district, this home is also just minutes from major shopping plazas, restaurants, and everyday amenities. With over 10 parks and scenic trails nearby, you'll enjoy the best of both urban convenience and natural beauty.

Don't miss this incredible opportunity – schedule your viewing today!

Built in 1990

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2210462  |
| Price     | \$439,900 |
| Bedrooms  | 3         |
| Bathrooms | 3.00      |



|                |               |
|----------------|---------------|
| Full Baths     | 3             |
| Square Footage | 1,115         |
| Acres          | 0.00          |
| Year Built     | 1990          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### **Community Information**

|             |                           |
|-------------|---------------------------|
| Address     | 1701 Signal Hill Green Sw |
| Subdivision | Signal Hill               |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T3H 2Y4                   |

### **Amenities**

|                |         |
|----------------|---------|
| Amenities      | Parking |
| Parking Spaces | 1       |
| Parking        | Stall   |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | Laminate Counters, No Animal Home, No Smoking Home                                   |
| Appliances        | Dishwasher, Electric Range, Range Hood, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air, Natural Gas  |
| Cooling           | Other  |
| Has Basement      | Yes  |
| Basement          | Finished, Full   |

### **Exterior**

|                   |                                       |
|-------------------|---------------------------------------|
| Exterior Features | Balcony                               |
| Lot Description   | Low Maintenance Landscape, Many Trees |
| Roof              | Asphalt Shingle                       |
| Construction      | Stucco, Vinyl Siding, Wood Frame      |
| Foundation        | Poured Concrete                       |

### **Additional Information**

Date Listed April 10th, 2025

Days on Market 5

Zoning M-CG

## **Listing Details**

Listing Office Homecare Realty Ltd.

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