

# \$449,000 - 503 Signal Hill Green Sw, Calgary

MLS® #A2202487

**\$449,000**

4 Bedroom, 3.00 Bathroom, 1,127 sqft  
Residential on 0.00 Acres

Signal Hill, Calgary, Alberta

Welcome to this beautifully renovated 4 bedroom, 2.5 bathroom townhouse with 2 parking stalls nestled in the desirable neighborhood of Signal Hill. This well-maintained home is offering an exceptional opportunity for families and individuals seeking a well-appointed living space. The private backyard space is ideal for outdoor activities or creating your own garden oasis. Enjoy summer barbecues, family gatherings, or simply relax in your own outdoor haven.

The main living area is bright and open, creating an inviting atmosphere for relaxing or entertaining guests. The second floor features 3 bedrooms, a Master Bedroom with a walk-in closet, and two well-sized secondary bedrooms with closets. All bedrooms comes with large windows and an abundance of natural light. A fully Developed Basement with additional bedroom and a 4-pc Bathroom add great value to your Lifestyle.

Signal Hill is one of Calgary's most sought-after communities, known for its family-friendly vibe, beautiful parks, and fantastic amenities. Living here means you're surrounded by a well-established neighborhood with a mix of green spaces, walking trails, and recreation options. Only a 5 minute walk to the C-Train station for easy access to downtown. 5 minutes to walk to shopping in West Market Square (Starbucks, Sunterra, restaurants/pubs) as well as close proximity to Westside Rec Centre, Westhill



movie theatre, biking paths, parks, sports fields, schools and playgrounds. Don't miss the opportunity to make this townhouse your own!

Built in 1990

### Essential Information

MLS® #	A2202487
Price	\$449,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,127
Acres	0.00
Year Built	1990
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	503 Signal Hill Green Sw
Subdivision	Signal Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 2Y4

### Amenities

Amenities	Snow Removal, Visitor Parking
Parking Spaces	2
Parking	Plug-In, Stall, Outside, Side By Side

### Interior

Interior Features	No Animal Home, No Smoking Home, Quartz Counters
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings

Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Yard, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Stucco, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 15th, 2025
Days on Market	18
Zoning	M-CG

### **Listing Details**

Listing Office	CIR Realty
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