

# \$499,900 - 1701 Signal Hill Green Sw, Calgary

MLS® #A2200639

**\$499,900**

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® #	A2200639
Price	\$499,900
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 March 9th, 2025

Days on Market 5

Zoning M-CG

### **Listing Details**

Listing Office Homecare Realty Ltd.

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