

# \$425,000 - 1701 Signal Hill Green Sw, Calgary

---

MLS® #A2210462

**\$425,000**

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	\$425,000
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	33
Zoning	M-CG

## **Listing Details**

Listing Office	Homecare Realty Ltd.
----------------	----------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.