

# \$409,900 - 1701 Signal Hill Green Sw, Calgary

MLS® #A2228236

**\$409,900**

3 Bedroom, 3.00 Bathroom, 1,123 sqft

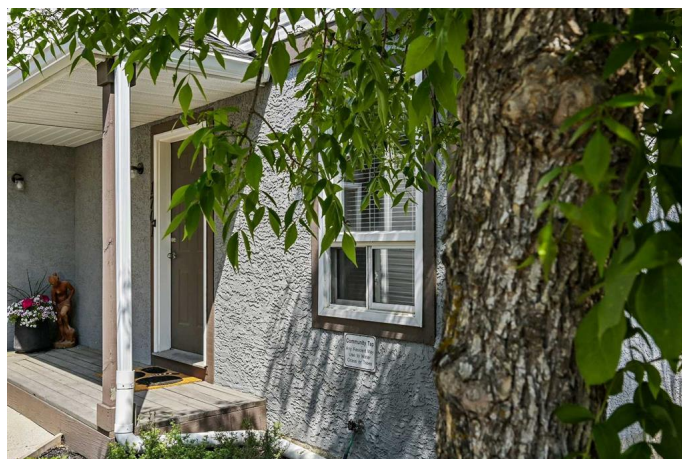
Residential on 0.00 Acres

Signal Hill, Calgary, Alberta

Discover this beautifully maintained and updated 3-bedroom, 3-bathroom townhome in the highly sought-after community of Signal Hill. Offering over 1,578 sq. ft. of total living space across two storeys plus a fully finished basement, this home combines comfort, style, and convenience. The main floor features a well-designed, functional layout with a spacious living room, upgraded kitchen, cozy breakfast nook, and a formal dining area—perfect for entertaining or family gatherings. Upstairs, you’ll find two generous bedrooms and two full bathrooms, including a primary suite with a 4-piece ensuite and walk-in closet. The fully developed basement adds even more value with a third bedroom, 4-piece ensuite bathroom, and a recreation room ideal for workouts or relaxing. There’s also a dedicated laundry room for added convenience. Enjoy plenty of natural light in this sunny east- and south-facing unit. Step outside onto a large private deck that overlooks a fenced backyard, perfect for enjoying the outdoors. Located just minutes from shopping, parks, LRT stations, and downtown, this home offers unmatched convenience in a quiet, family-friendly neighborhood. Click the Virtual Tours for more detail!

Built in 1990

## Essential Information



MLS® #	A2228236
Price	\$409,900
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,123
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, Snow Removal, Trash, Visitor Parking
Utilities	Electricity Connected, Sewer Connected, Water Connected
Parking Spaces	1
Parking	Assigned, Stall

### Interior

Interior Features	Closet Organizers, French Door, No Animal Home, No Smoking Home, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
# of Stories	2
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Lighting
Lot Description	Back Yard, Few Trees, Landscaped, Low Maintenance Landscape, Street Lighting
Roof	Asphalt Shingle
Construction	Stucco, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 6th, 2025
Days on Market	24
Zoning	M-CG d44

### **Listing Details**

Listing Office	CIR Realty
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