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502 Signal Hill Green SW Calgary, Alberta

MLS # A2267482



\$399,000

Division: Signal Hill Residential/Four Plex Type: Style: 2 Storey Size: 1,152 sq.ft. Age: 1990 (35 yrs old) **Beds:** Baths: 1 full / 1 half Garage: Assigned, Stall Lot Size: Lot Feat: Back Yard, Lawn

Heating: Water: Forced Air Floors: Sewer: Hardwood, Tile Roof: Condo Fee: \$ 429 Asphalt Shingle **Basement:** LLD: Full **Exterior:** Zoning: M-CG d44 Stucco, Vinyl Siding, Wood Frame Foundation: **Poured Concrete Utilities:**

Features: Breakfast Bar, French Door, Open Floorplan, Storage

Inclusions: N/A

Bright, inviting, and perfectly located, this 3-bedroom townhouse offers a comfortable, connected lifestyle on Calgary's westside. The main floor features engineered hardwood throughout and an open, functional layout that makes daily living easy. The kitchen and dining areas flow seamlessly together, featuring durable Arborite countertops, a timeless subway tile backsplash, ample cabinetry, and a sunny window above the sink—creating a cheerful space to cook and gather. Off the living room, French doors open to your private backyard with a small deck, patio, and grass area—ideal for morning coffee, summer barbecues, or simply relaxing outdoors. Upstairs, you'Il find three spacious bedrooms and a full bathroom, while a convenient half bath on the main floor adds everyday practicality. Two assigned parking stalls (#91 and #94) complete the home. Centrally located in Signal Hill, you're close to shops, restaurants, schools, parks, and the LRT, with easy access to Sarcee, Stoney, and Glenmore Trails—making it simple to get downtown or head west to the mountains for the weekend.