



**1801 Signal Hill Green SW  
Calgary, Alberta**

**MLS # A2295202**



**\$395,000**

<b>Division:</b>	Signal Hill		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,120 sq.ft.	<b>Age:</b>	1990 (36 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	3
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Yard, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 426
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-CG d44
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Granite Counters, Walk-In Closet(s)		

**Inclusions:** None

Welcome to this beautifully maintained townhouse in the highly sought-after community of Signal Hill, offering 2 bedrooms, 3 baths, and 1,545 sq ft of comfortable total living space—ideal for first-time buyers, and investors. Step inside and discover a bright, functional layout that makes daily living easy. The inviting Living room features a west-facing bay window that floods the space with natural sunlight—perfect for relaxing or hosting guests. Adjacent is the Dining room with door access to your private fenced backyard, ideal for summer barbecues or quiet morning coffee. The Kitchen showcases granite countertops with a cozy Nook featuring East-facing corner windows that flood the space with natural light, great for your morning breakfast time. On the upper level, the large Primary bedroom offers a peaceful retreat with a west-facing bay window, with convenient 4-piece ensuite, and a walk-in closet. One additional generous-sized bedroom with walk-in closet and closet organizer. An additional full 4-piece bathroom completes this level. The fully developed basement expands your living options with a well-sized Recreation room and a Den —perfect for home office, storage, or workout space. A 4-piece bathroom and Laundry room add everyday convenience. Two assigned outdoor parking stalls provide ample parking, plus plenty of visitor parking nearby for guests. Located in the desirable Signal Hill community, you're perfectly positioned for a connected lifestyle on Calgary's Westside. Walk to Sirocco C-Train Station in just 10 minutes for easy downtown commuting. You're close to Signal Hill Centre, Westhills shopping, restaurants, schools, parks, and major roadways including Sarcee, Stoney, and Glenmore Trails—making it simple to get downtown or head west to the mountains for the weekend. This is a wonderful home offering

comfort, convenience, and community in one of Calgary's most established Southwest neighborhoods!