



GRASSROOTS
REALTY GROUP

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

MLS # A2202487



\$425,000

Division:	Signal Hill		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,127 sq.ft.	Age:	1990 (35 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Outside, Plug-In, Side By Side, Stall		
Lot Size:	-		
Lot Feat:	Back Yard, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas
Floors:	Vinyl Plank
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Stucco, Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	No Animal Home, No Smoking Home, Quartz Counters

Water:	-
Sewer:	-
Condo Fee:	\$ 405
LLD:	-
Zoning:	M-CG
Utilities:	-

Inclusions: N/A

Welcome to this beautifully renovated 4 bedroom, 2.5 bathroom townhouse with 2 parking stalls nestled in the desirable neighborhood of Signal Hill. This well-maintained home is offering an exceptional opportunity for families and individuals seeking a well-appointed living space. The private backyard space is ideal for outdoor activities or creating your own garden oasis. Enjoy summer barbecues, family gatherings, or simply relax in your own outdoor haven. The main living area is bright and open, creating an inviting atmosphere for relaxing or entertaining guests. The second floor features 3 bedrooms, a Master Bedroom with a walk-in closet, and two well-sized secondary bedrooms with closets. All bedrooms comes with large windows and an abundance of natural light. A fully Developed Basement with additional bedroom and a 4-pc Bathroom add great value to your Lifestyle. Signal Hill is one of Calgary's most sought-after communities, known for its family-friendly vibe, beautiful parks, and fantastic amenities. Living here means you're surrounded by a well-established neighborhood with a mix of green spaces, walking trails, and recreation options. Only a 5 minute walk to the C-Train station for easy access to downtown. 5 minutes to walk to shopping in West Market Square (Starbucks, Sunterra, restaurants/pubs) as well as close proximity to Westside Rec Centre, Westhill movie theatre, biking paths, parks, sports fields, schools and playgrounds. Don't miss the opportunity to make this townhouse your own!