



GRASSROOTS
REALTY GROUP

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1701 Signal Hill Green SW
Calgary, Alberta

MLS # A2210462



\$439,900

Division:	Signal Hill		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,115 sq.ft.	Age:	1990 (35 yrs old)
Beds:	3	Baths:	3
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Low Maintenance Landscape, Many Trees		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 412
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Vinyl Siding, Wood Frame	Zoning:	M-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, No Animal Home, No Smoking Home		

Inclusions: N/A

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!