

**1003 Signal Hill Green SW
Calgary, Alberta**

MLS # A2245567



\$395,000

Division:	Signal Hill		
Type:	Residential/Other		
Style:	2 Storey		
Size:	1,126 sq.ft.	Age:	1990 (35 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	Back Yard, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt, Asphalt Shingle	Condo Fee:	\$ 404
Basement:	Full, Walk-Out To Grade	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-CG d44
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Separate Entrance		

Inclusions: None

Welcome to the finished walkout basement of 1003 Signal Hill Green SW—a rare and extraordinary feature that enhances both functionality and lifestyle. With direct outdoor access. This is a beautifully maintained townhouse. Perfect for first-time buyers, growing families, or investors, this inviting home offers an ideal blend of comfort, convenience, and community in a sought-after neighbourhood. Featuring 3 well-sized bedrooms, bright master bedroom with walking-in closet, and 1.5 bathrooms spread across approximately 1,200sqft, the home provides generous living space and functional flow. The living and dining areas are flooded with natural light—perfect for relaxing or hosting guests. A well-appointed kitchen, ample cabinetry, and an adjacent dining nook complete the welcoming atmosphere. This property includes two assigned parking stalls, one conveniently located just outside your entrance for added ease. Walk to Sirocco C-Train Station in 10 minutes.