

# \$395,000 - 1003 Signal Hill Green Sw, Calgary

MLS® #A2245567

**\$395,000**

3 Bedroom, 2.00 Bathroom, 1,126 sqft

Residential on 0.00 Acres

Signal Hill, Calgary, Alberta

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, both conveniently located just outside your entrance for added ease. Open House at 1pm-3pm Saturday August 9th.

Built in 1990

## Essential Information

MLS® #	A2245567
Price	\$395,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1



Half Baths	1
Square Footage	1,126
Acres	0.00
Year Built	1990
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	1003 Signal Hill Green Sw
Subdivision	Signal Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 2Y4

### **Amenities**

Amenities	None
Parking Spaces	2
Parking	Stall, Assigned

### **Interior**

Interior Features	No Animal Home, No Smoking Home, Separate Entrance
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Walk-Out

### **Exterior**

Exterior Features	None
Lot Description	Back Yard, Lawn
Roof	Asphalt, Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	August 7th, 2025
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Zoning M-CG d44

Listing Details

Listing Office Grand Realty

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