

# \$425,000 - 503 Signal Hill Green Sw, Calgary

MLS® #A2202487

**\$425,000**

4 Bedroom, 3.00 Bathroom, 1,127 sqft  
Residential on 0.00 Acres

Signal Hill, Calgary, Alberta

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 come 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!

Built in 1990

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2202487      |
| Price          | \$425,000     |
| Bedrooms       | 4             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,127         |
| Acres          | 0.00          |
| Year Built     | 1990          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

**Community Information**

|             |                          |
|-------------|--------------------------|
| Address     | 503 Signal Hill Green Sw |
| Subdivision | Signal Hill              |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T3H 2Y4                  |

**Amenities**

|                |                                       |
|----------------|---------------------------------------|
| Amenities      | Snow Removal, Visitor Parking         |
| Parking Spaces | 2                                     |
| Parking        | Stall, Outside, Plug-In, Side By Side |

**Interior**

|                   |   |
|-------------------|---|
| Interior Features | No Animal Home, No Smoking Home, Quartz Counters                                      |
| Appliances        | Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings |

|              |                         |
|--------------|-------------------------|
| Heating      | Forced Air, Natural Gas |
| Cooling      | None                    |
| Has Basement | Yes                     |
| Basement     | Finished, Full          |

## Exterior

|                   |                                      |
|-------------------|--------------------------------------|
| Exterior Features | Private Yard                         |
| Lot Description   | Back Yard, Low Maintenance Landscape |
| Roof              | Asphalt Shingle                      |
| Construction      | Stucco, Vinyl Siding, Wood Frame     |
| Foundation        | Poured Concrete                      |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 15th, 2025 |
| Days on Market | 33               |
| Zoning         | M-CG             |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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