# $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 SWâ€”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 lightâ€”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.

Built in 1990

## Essential Information

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|---|---|
| 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

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|---|---|
| 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

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

## Additional Information

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|---|---|
| Date Listed | August 7th, 2025 |

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|---|---|
| Days on Market | 10 |
| Zoning | M-CG d44 |

## Listing Details

| | |
|---|---|
| Listing Office | Grand Realty |

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