



1701 Signal Hill Green Calgary Alberta

\$409,900

Discover this beautifully maintained and updated 3-bedroom, 3-bathroom townhome in the highly sought-after community of Signal Hill. Offering over 1,578 sq. ft. of total living space across two storeys plus a fully finished basement, this home combines comfort, style, and convenience. The main floor features a well-designed, functional layout with a spacious living room, upgraded kitchen, cozy breakfast nook, and a formal dining area- perfect for entertaining or family gatherings. Upstairs, you'll find two generous bedrooms and two full bathrooms, including a primary suite with a 4-piece ensuite and walk-in closet. The fully developed basement adds even more value with a third bedroom, 4-piece ensuite bathroom, and a recreation room ideal for workouts or relaxing. There's also a dedicated laundry room for added convenience. Enjoy plenty of natural light in this sunny east- and south-facing unit. Step outside onto a large private deck that overlooks a fenced backyard, perfect for enjoying the outdoors. Located just minutes from shopping, parks, LRT stations, and downtown, this home offers unmatched convenience in a quiet, family-friendly neighborhood. Click the Virtual Tours for more detail! (id:6769)

Recreational, Games room 14.67 Ft x 9.25 Ft
 Bedroom 11.25 Ft x 8.08 Ft
 4pc Bathroom 6.75 Ft x 4.92 Ft
 Laundry room 6.25 Ft x 5.42 Ft
 Furnace 12.25 Ft x 6.25 Ft
 Living room 14.50 Ft x 10.58 Ft
 Kitchen 8.00 Ft x 8.00 Ft

Dining room 10.42 Ft x 8.50 Ft
 Breakfast 8.08 Ft x 6.83 Ft
 Foyer 9.50 Ft x 6.83 Ft
 Primary Bedroom 14.67 Ft x 10.75 Ft
 4pc Bathroom 7.92 Ft x 4.92 Ft
 Bedroom 13.25 Ft x 9.42 Ft
 4pc Bathroom 7.92 Ft x 4.92 Ft

Listing Presented By:



Originally Listed by:
 CIR Realty



Real Estate Professionals Inc.

202, 5403 CROWCHILD TRAIL
 N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102
 cm.mackenzie@shaw.ca