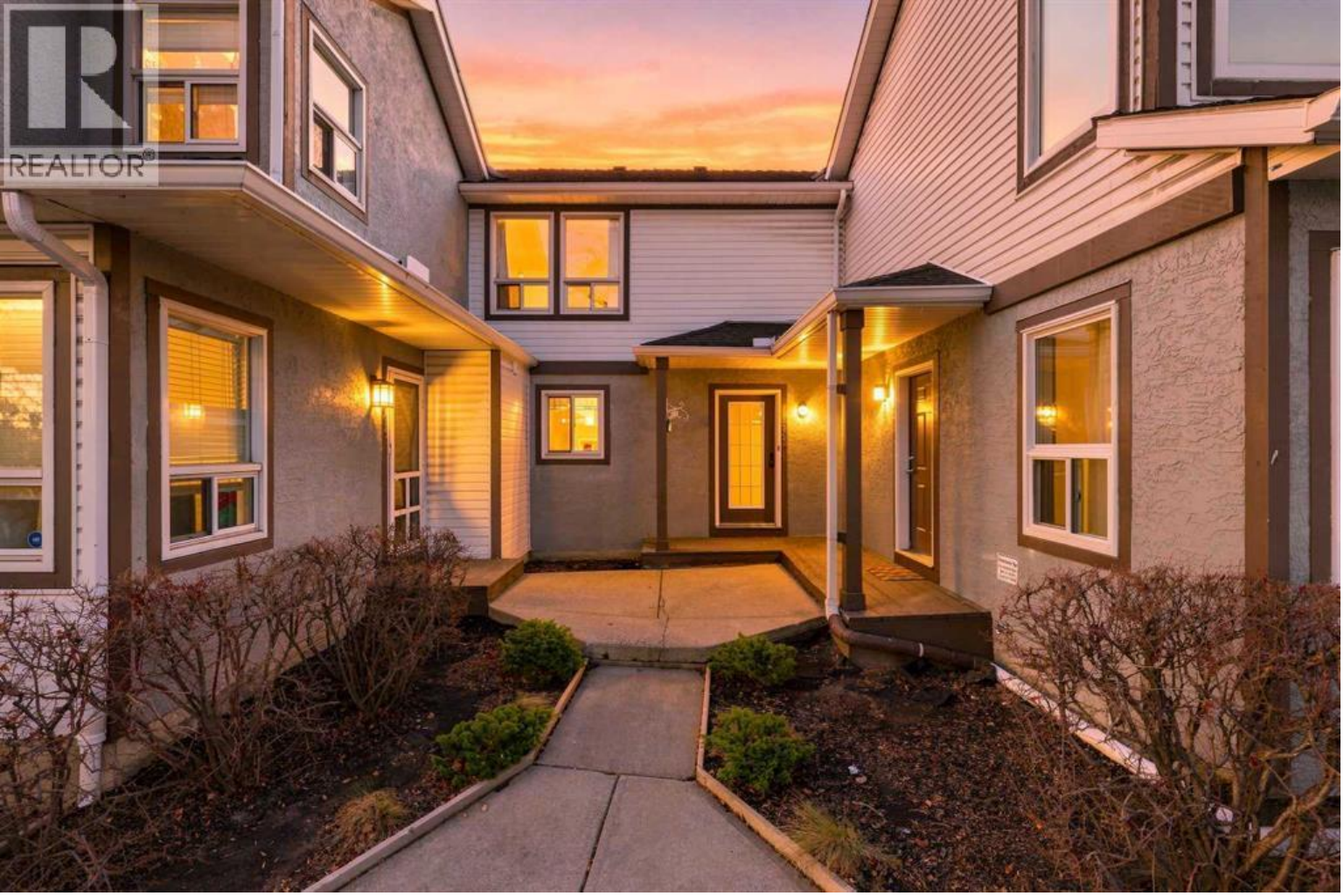


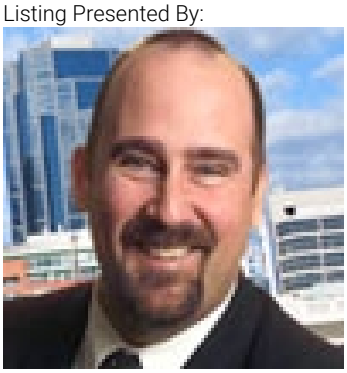
305 Signal Hill Green Calgary Alberta

$384,900

EXTENSIVELY UPDATED 3-BEDROOM TOWNHOUSE | OVER 1,450 SQ FT! Discover exceptional value in this beautifully refreshed 3-bedroom townhouse, just a 5-minute walk from Sirocco LRT Station and about 15 minutes from downtown Calgary! With three developed levels, modern upgrades, a private west-facing backyard, and two energized parking stalls, this move-in-ready home is ideal for first-time buyers, families, or anyone seeking low-maintenance living in a desirable community.Step inside to a bright, welcoming interior featuring fresh paint throughout, hardwood and laminate flooring, and NO CARPET! The beautifully renovated kitchen (2023) offers stylish finishes and updated appliances, including a BRAND-NEW, NEVER-USED Samsung refrigerator and stove (2026), plus an LG dishwasher and microwave (2023). An updated 2-piece powder room (2025) completes the main level. Step outside onto the generous west-facing deck with updated railings (2023), perfect for summer BBQs, outdoor dining, and enjoying evening sunsets. Welcoming interior featuring fresh paint throughout, laminate and hardwood flooring, and NO CARPET! The beautifully renovated kitchen (2023) offers stylish finishes and updated appliances, including a BRAND-NEW, NEVER-USED Samsung. Upstairs, the spacious primary bedroom (16'7" x 9'7") offers a comfortable retreat, along with two additional bedrooms and a full 4-piece bathroom with a tile-surround tub. NEW TRIPLE-PANE WINDOWS (2026) enhance energy efficiency and year-round comfort, while the desirable middle-unit location may help reduce heating costs.The partially developed basement (54%) offers flexible additional living space, ideal for a recreation room, home gym, playroom, or home office. The spacious laundry/utility area includes a Maytag washer and dryer (2023), a utility sink, a central vacuum system, a furnace, and a hot water tank. Additional upgrades include ...

Family room 13.58 Ft x 15.00 Ft
Laundry room 18.92 Ft x 11.67 Ft
Living room 11.42 Ft x 10.58 Ft
Kitchen 18.00 Ft x 8.25 Ft
Dining room 8.67 Ft x 8.42 Ft
2pc Bathroom 5.42 Ft x 5.17 Ft
Primary Bedroom 16.58 Ft x 9.58 Ft
Other 7.50 Ft x 2.33 Ft
Bedroom 9.33 Ft x 9.33 Ft
Bedroom 9.50 Ft x 9.25 Ft

Listing Presented By:



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RE/MAX Realty Professionals

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Phone: 403-259-4141
darylcarlson@shaw.ca

Foyer 5.50 Ft x 4.75 Ft

4pc Bathroom 9.33 Ft x 4.92 Ft