



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

503 Signal Hill Green SW
Calgary, Alberta

MLS # A2329749



\$439,900

Division:	Signal Hill		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,114 sq.ft.	Age:	1990 (36 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 420
Basement:	Full	LLD:	-
Exterior:	Stucco, Vinyl Siding, Wood Frame	Zoning:	M-CG d44
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Quartz Counters, Recessed Lighting		

Inclusions: None

Welcome to this beautifully renovated, move-in ready townhouse in the highly desirable community of Signal Hill (See Virtual Tour). Offering a thoughtfully designed floor plan with 3 spacious bedrooms, a versatile basement den, and 2.5 bathrooms, this home combines comfort, style, and everyday convenience. Perfectly situated with a bus stop right out front, commuting is effortless. The main floor features a stunning updated kitchen that serves as the heart of the home, complete with modern finishes and excellent functionality for everyday living and entertaining. The bright and spacious living and dining area is filled with natural light from the large rear window and overlooks the private, fenced backyard. A cozy breakfast nook and convenient 2-piece powder room complete the main level. Upstairs, you'll find three bedrooms, including a primary retreat with a walk-in closet, along with two well-sized secondary bedrooms offering ample closet space and a full bathroom. The fully developed basement adds exceptional flexibility with a large den, ideal for a home office, gym, or hobby space—along with a full 4-piece bathroom, dedicated laundry room, and additional storage areas. This home also includes two parking stalls and is ideally located close to schools, parks, shopping, restaurants, Westhills Towne Centre, Westside Recreation Centre, public transit, and the LRT, offering an exceptional lifestyle in one of Calgary's most sought-after southwest communities. Whether you're a first-time buyer, growing family, or investor, this turnkey home offers outstanding value in an unbeatable location.