

**502 Signal Hill Green SW
Calgary, Alberta**

MLS # A2267482



\$384,900

Division:	Signal Hill		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,152 sq.ft.	Age:	1990 (36 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	Back Yard, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 429
Basement:	Full	LLD:	-
Exterior:	Stucco, Vinyl Siding, Wood Frame	Zoning:	M-CG d44
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, French Door, Open Floorplan, Storage		

Inclusions: N/A

Bright, inviting, and perfectly located, this 3-bedroom townhouse offers a comfortable, connected lifestyle on Calgary's Westside. The main floor features engineered hardwood throughout and an open, functional layout that makes daily living easy. The kitchen and dining areas flow seamlessly together, featuring durable Arborite countertops, a timeless subway tile backsplash, ample cabinetry, and a sunny window above the sink—creating a cheerful space to cook and gather. Off the living room, French doors open to your private backyard with a small deck, patio, and grass area—ideal for morning coffee, summer barbecues, or simply relaxing outdoors. Upstairs, you'll find three spacious bedrooms and a full bathroom, while a convenient half bath on the main floor adds everyday practicality. Two assigned parking stalls (#91 and #94) complete the home. Centrally located in Signal Hill, you're close to shops, restaurants, schools, parks, and the LRT, with easy access to Sarcee, Stoney, and Glenmore Trails—making it simple to get downtown or head west to the mountains for the weekend.