



THE
A-TEAM

**RE/MAX
FIRST**

1701 SIGNAL HILL Green, Calgary T3H 2Y4

MLS®#: **A2200639** Area: **Signal Hill** Listing Date: **03/09/25** List Price: **\$439,990**
 Status: **Active** County: **Calgary** Change: **-\$60k, 24-Mar** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **1990**

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:

Lot Feat: **Low Maintenance Landscape, Many Trees**
 Park Feat: **Stall**

Finished Floor Area

Abv Sqft: **1,114**
 Low Sqft:
 Ttl Sqft: **1,114**

DOM

27
Layout
 Beds: **3 (2 1)**
 Baths: **3.0 (3 0)**
 Style: **2 Storey**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air, Natural Gas**
 Sewer:
 Ext Feat: **Balcony**

Construction: **Stucco, Vinyl Siding, Wood Frame**
 Flooring: **Carpet, Ceramic Tile, Laminate, Vinyl**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Electric Range, Range Hood, Refrigerator, Washer/Dryer, Window Coverings**
 Int Feat: **Laminated Counters, No Animal Home, No Smoking Home**
 Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	14`6" x 10`6"
Dining Room	Main	8`5" x 10`5"
Breakfast Nook	Main	8`1" x 5`3"
Game Room	Basement	9`0" x 6`0"
Bedroom - Primary	Upper	14`7" x 10`9"
Bedroom	Basement	12`0" x 11`3"
Walk-In Closet	Upper	5`5" x 5`0"

Room	Level	Dimensions
Kitchen	Main	9`7" x 8`0"
Foyer	Main	9`6" x 5`3"
Laundry	Basement	5`5" x 3`0"
Furnace/Utility Room	Basement	11`9" x 7`2"
Bedroom	Upper	13`5" x 9`5"
Walk-In Closet	Upper	8`0" x 5`3"
4pc Bathroom	Upper	8`5" x 5`0"

4pc Ensuite bath

Upper

8`0" x 5`0"

4pc Ensuite bath
Legal/Tax/Financial

Upper

6`9" x 5`0"

Condo Fee:
\$412

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-CG

Legal Desc: **9012336**

Remarks

Pub Rmks: **====Open House March 16th 3PM - 5PM ==== Welcome to Signal Hill Green - one of the most sought-after townhouse communities in the area! This beautifully designed 3-bedroom, 3-bathroom home offers the perfect blend of comfort and convenience in a peaceful neighborhood setting. Step inside to a classic and functional kitchen and dining area, ideal for family gatherings and entertaining. The spacious living room provides ample space to relax, while the private backyard is perfect for outdoor enjoyment. Located within the highly regarded Ernest Manning High School district, this home is also just minutes from major shopping plazas, restaurants, and everyday amenities. With over 10 parks and scenic trails nearby, you'll enjoy the best of both urban convenience and natural beauty. Don't miss this incredible opportunity—schedule your viewing today!**

Inclusions:
Property Listed By: **n/a
Homecare Realty Ltd.**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123









