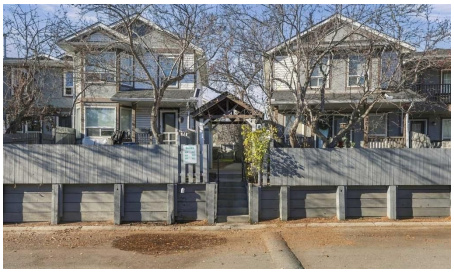
305 Signal Hill Green SW

Calgary | Active | MLS® A2357232

$384,900









Bedrooms	Bathrooms	Year Built	Living area
3	**2**	**1990**	**1,145.44 sq. ft.**

Your next move starts with a conversation.

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Listed by Century 21 Bamber Realty LTD.

A closer look

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 NO POLY-B PLUMBING and a new programmable Honeywell thermostat for added peace of mind. Enjoy your PRIVATE, FULLY FENCED WEST-FACING BACKYARD, complete with a concrete paver patio, garden space, storage shed, recycling storage chest, and solar lighting. Whether entertaining, gardening, or simply relaxing outdoors, this inviting space offers endless possibilities. Additional highlights include TWO ASSIGNED ENERGIZED PARKING STALLS, competitive condo fees, a well-maintained and managed complex, and QUICK POSSESSION availability. Pets are subject to Board approval. LOCATION, LOCATION, LOCATION! Enjoy the convenience of a bus stop at your doorstep and Sirocco LRT Station just a 5-minute walk away! Nearby amenities include Battalion Park, Toboggan Hill, Signal Hill Library, excellent schools including St. Gregory, Ernest Manning, and Battalion Park, plus Sunterra Market, Westhills Towne Centre, restaurants, and everyday shopping. Superstore, Safeway, RONA, and Save-On-Foods are just a short drive away. BEAUTIFULLY UPDATED, MOVE-IN READY, AND EXCEPTIONALLY LOCATED - THIS SIGNAL HILL GEM IS NOT TO BE MISSED!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2357232
Bedrooms	3
Bathrooms	2

Year Built	1990
Property Type:	Residential
Property Sub Type:	Row/Townhouse
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey
Total Living Area:	1,145.44 sq. ft.
Main Level Finished Area:	572.72 sq. ft.
Upper Level Finished Area:	572.72 sq. ft.
Below Grade Finished Area:	572.72 sq. ft.
Condo Fee:	$444.90
Condo Fee Includes:	Common Area Maintenance, Insurance, Parking, Professional Management, Reserve Fund Contributions, Snow Removal, Trash
Front Exposure:	West
Unit Exposure:	Southwest, West
Entry Level:	1
Levels:	Two
End Unit:	2+ Common Walls
Total Rooms Above Grade:	7
Year built:	1990 (Age: 36)
Bedrooms:	3 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0

Bedrooms Below Grade:	0
Bathrooms:	2.0 (Full:1, Half:1)
Num Ensuite Baths:	0
Plan:	9012336
Heating:	Forced Air
Basement:	Full, Finished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Stucco, Vinyl Siding, Wood Frame
Structure Type:	Five Plus
Roof:	Asphalt Shingle
Ensuite:	No
Flooring:	Hardwood, Laminate, Tile
Cooling:	None
Fireplaces:	0
Garage:	No
Parking:	Assigned, Plug-In, Stall
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Basement
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	Signal Hill Green
Community:	Signal Hill
Amenities:	Visitor Parking
Appliances:	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer

Inclusions:	Solar lights and the recycling storage chest in the backyard
Restrictions:	Restrictive Covenant, Utility Right Of Way
Pets Allowed:	Restrictions, Cats OK
Main Floor	Living Room · 11'5" × 10'7" ·
Main Floor	Kitchen · 18' × 8'3" ·
Main Floor	Dining Room · 8'8" × 8'5" ·
Main Floor	Foyer · 5'6" × 4'9" ·
Upper Level	Bedroom - Primary · 16'7" × 9'7" ·
Upper Level	Walk-In Closet · 7'6" × 2'4" ·
Upper Level	Bedroom · 9'4" × 9'4" ·
Upper Level	Bedroom · 9'6" × 9'3" ·
Basement	Family Room · 15' × 13'7" ·
Basement	Laundry · 18'11" × 11'8" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights
Interior Features:	Central Vacuum, No Animal Home, No Smoking Home
Exterior Features:	Private Yard
Patio And Porch Features:	Patio
Lot Features:	Back Yard
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone W
Zoning:	M-CG
Listed Date:	Nov 07, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/305-signal-hill-green-sw-calgary-a2357232/

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Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.