

2210, 1888 Signature Park SW
Calgary, Alberta

MLS # A2240854



\$325,000

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|------------------|------------------------------------|---------------|-------------------|
| Division: | Signal Hill | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 942 sq.ft. | Age: | 2003 (22 yrs old) |
| Beds: | 2 | Baths: | 2 |
| Garage: | Parkade, Underground | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

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|--------------------|--|-------------------|----------|
| Heating: | Baseboard, Natural Gas | Water: | - |
| Floors: | Carpet, Ceramic Tile, Linoleum | Sewer: | - |
| Roof: | - | Condo Fee: | \$ 712 |
| Basement: | - | LLD: | - |
| Exterior: | Stone, Stucco, Wood Frame | Zoning: | M-C1 d84 |
| Foundation: | - | Utilities: | - |
| Features: | Breakfast Bar, Closet Organizers, Open Floorplan, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s) | | |

Inclusions: NA

Welcome to your dream home in the heart of Signal Hill! This beautiful, recently painted condo offers over 940 sq ft of elegant, open-concept living space with soaring ceilings and timeless style. The well-appointed kitchen boasts ample maple cabinetry, a tile backsplash, and sleek black appliances—perfect for both everyday living and entertaining. The spacious living area features a cozy gas fireplace, creating a warm and inviting atmosphere for relaxing evenings. Step outside to your private, quiet patio surrounded by lush greenery. Enjoy the afternoon sun or host friends with ease, thanks to the convenient gas BBQ hookup. The generously sized primary bedroom includes a walk-in closet with built-in organizers, while the luxurious 4-piece ensuite offers a deep soaker tub, tiled storage, and expansive counter space—your personal sanctuary after a long day. Visitors will love the ample parking options, including several visitor stalls and nearby street parking. This quiet, immaculately maintained building is part of a well-managed, established complex surrounded by parks, walking trails, picnic areas, and bike paths—ideal for those seeking a peaceful, community-oriented lifestyle. Your two titled underground parking spaces are located in a heated garage, keeping your vehicles safe year-round. Additional amenities include a secure storage locker, bicycle rack, and even a convenient car wash bay. Located within walking distance to Sunterra Market, coffee shops, yoga/pilates studios, pharmacies, eateries, Westside Recreation Centre, and transit, this home offers unbeatable convenience in one of Calgary's most desirable neighborhoods. Don't miss your chance to own this stylish and spacious condo in Signal Hill. Schedule your private viewing today and experience the perfect blend of comfort, luxury, and location!