

**2110, 1888 Signature Park SW  
Calgary, Alberta**

**MLS # A2306601**



**\$330,000**

<b>Division:</b>	Signal Hill		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	945 sq.ft.	<b>Age:</b>	2003 (23 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Enclosed, Side By Side, Stall, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 733
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	M-C1 d84
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), High Ceilings, Kitchen Island, No Animal Home, No Smoking Home		

**Inclusions:** Moveable wardrobe in the primary bedroom

\*\*\*OPEN HOUSE SATURDAY MAY 9 FROM 12-3PM\*\*\* Welcome to this spacious and well-maintained ground-floor unit in the highly coveted Milestone building in the desirable community of Signal Hill. Offering nearly 1,000 sq ft of comfortable living space, this 2-bedroom, 2-bathroom home combines convenience, functionality and an unbeatable location. The thoughtfully designed layout features 9-foot ceilings throughout, rich hardwood flooring in the main living areas including a natural gas fireplace for those cooler Calgary seasons, a generous primary bedroom complete with a walk-in closet and private ensuite and ample in-unit storage. Enjoy the ease of ground-floor living with direct access to your private patio, complete with a natural gas hookup, perfect for outdoor entertaining. With no neighbors behind, you'll appreciate the added privacy. This home also includes two titled underground parking stalls and a separate titled storage locker, providing exceptional value and convenience. The well-managed complex offers additional amenities, including a communal car wash bay and secure bike storage. Ideally located just steps from Sunterra Market, shops, restaurants, and everyday amenities and backing onto the LRT line for effortless commuting downtown. You're also just a short drive to Westhills Shopping Centre, North Glenmore Park, and the beautiful landscapes of Bragg Creek and the Rocky Mountains. The abundance of walking and biking paths in close proximity is an added benefit and offers you to live the lifestyle you truly deserve. The community of owners in this desirable complex is perfect for downsizers seeking a low-maintenance lifestyle in a well-established neighborhood or for those navigating a change in pace and looking for comfort, convenience, and quality.