

# \$499,000 - 1005 Sierra Morena Park Sw, Calgary

MLS® #A2211771

**\$499,000**

3 Bedroom, 4.00 Bathroom, 1,435 sqft  
Residential on 0.06 Acres

Signal Hill, Calgary, Alberta

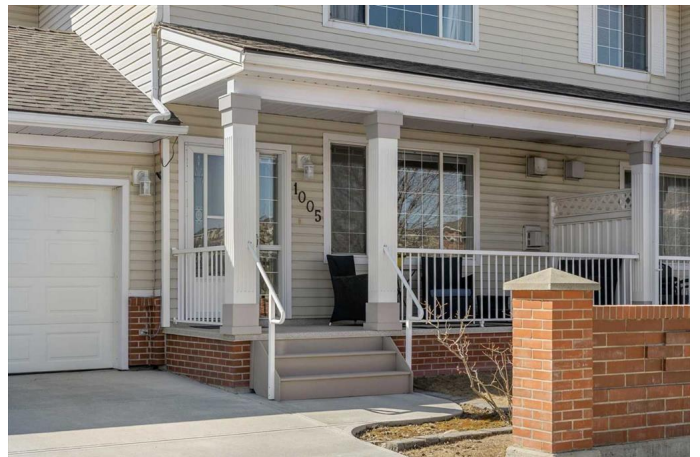
Welcome to this well maintained and generously sized semi-detached condo, nestled in a friendly complex where homes rarely come on the market. With three bedrooms, four bathrooms and over 1,900 square feet of living space, this 45 plus home offers comfort, privacy and convenience.

Youâ€™re greeted by a charming front porch overlooking a huge green space, and a welcoming foyer with front closet. From here, step into the inviting open concept living room featuring hardwood floors and a cozy gas fireplace. The corner dining area leads to a sunny eat-in kitchen making the home perfect for gatherings. There is a generous pantry, and direct access to a private patio backing onto a peaceful green space, with gas hookup for your BBQ. The main floor also offers a powder room, and access to the double attached garage and full driveway, making day-to-day living effortless.

Upstairs you will find two generous primary suites, each with walk-in closets and their own four-piece ensuite-ideal for guests or shared living. A convenient upstairs laundry with built-in storage completes this level.

The fully finished lower level includes a third bedroom, a full bathroom, two large storage areas, and a spacious family room with another gas fireplace-perfect for relaxing or entertaining.

This well-managed, pet-friendly complex has a wonderful sense of community. Located close



to Signal Hill/Westhills shopping and dining,  
the ring road, and with easy access to the  
mountains, this home truly has it all.  
Donâ€™t miss your chance-book you private  
showing today!

Built in 1997

### Essential Information

MLS® #	A2211771
Price	\$499,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,435
Acres	0.06
Year Built	1997
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	1005 Sierra Morena Park Sw
Subdivision	Signal Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 3N9

### Amenities

Amenities	Snow Removal, Trash
Parking Spaces	4
Parking	Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Garage Faces Front, Insulated, Side By Side
# of Garages	2

### Interior

Interior Features	Laminate Counters, No Animal Home, Pantry, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Gas, Glass Doors, Living Room, Mantle
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	BBQ gas line, Garden, Private Entrance, Private Yard
Lot Description	Back Yard, Front Yard, Garden, Landscaped, Low Maintenance Landscape, Street Lighting
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 15th, 2025
Days on Market	3
Zoning	M-C1 d55

## Listing Details

Listing Office	Greater Calgary Real Estate
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