

# \$769,000 - 170 Sierra Morena Close Sw, Calgary

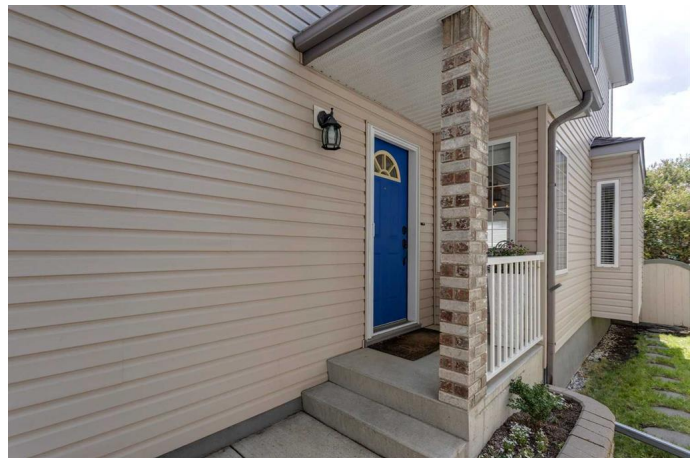
MLS® #A2233008

**\$769,000**

3 Bedroom, 3.00 Bathroom, 1,657 sqft  
Residential on 0.07 Acres

Signal Hill, Calgary, Alberta

Gracious, spacious, and sun-drenched, this wonderful two-storey home, located in Signal Hill, has been extensively updated and is absolutely pristine! The main floor is surprisingly open, very welcoming, and offers a large living and dining area with lovely dark hardwood complementing the modern white paint and trim. The kitchen, featuring granite countertops and new appliances (replaced over the last couple of years), enjoys direct access to the large south-facing deck. The great room boasts a lovely fireplace and vaulted ceilings. A half bath and laundry/mudroom with a brand-new washer and dryer complete the main floor. Upstairs, you'll find the continuation of hardwood in each of the three spacious bedrooms. The primary suite offers a walk-in closet and a lovely 4-piece bathroom with a large tub and a stand-alone shower. The basement is finished and serves as a spacious entertainment area, currently used as a gym and child's playroom. All of this space will glory in the AC through our hot summer. Let's not forget the double front-drive garage, which is insulated and wall-boarded. Additionally, there is a large shed in the backyard. The backyard itself is a gem, surrounded by flowering trees that contribute to fantastic privacy. Signal Hill offers a variety of amenities, including shopping centers (Westhills Towne Centre and Signal Hill Centre), schools, parks, and access to public transit. Among its many attributes are paved pathways within the community and



access to the surrounding pathway system, including the Bow River Pathway. This is the perfect home for a professional couple or young family. Don't miss your chance – call now to arrange a viewing!

Built in 1995

### Essential Information

MLS® #	A2233008
Price	\$769,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,657
Acres	0.07
Year Built	1995
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	170 Sierra Morena Close Sw
Subdivision	Signal Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 3G4

### Amenities

Utilities	Electricity Available, Garbage Collection, Sewer Connected, Underground Utilities, Cable Internet Access
Parking Spaces	3
Parking	Double Garage Attached, Front Drive
# of Garages	2

### Interior

Interior Features	Breakfast Bar, Granite Counters, No Smoking Home, Open Floorplan
Appliances	Built-In Electric Range, Central Air Conditioner, Dishwasher, Microwave Hood Fan, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Brick Facing, Gas, Great Room
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, City Lot, Few Trees, Front Yard, Landscaped, Level, Private
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	June 19th, 2025
Zoning	R-CG

## Listing Details

Listing Office	Real Estate Professionals Inc.
----------------	--------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.