

# \$659,900 - 145 Sierra Morena Green Sw, Calgary

MLS® #A2248155

**\$659,900**

3 Bedroom, 3.00 Bathroom, 1,488 sqft

Residential on 0.11 Acres

Signal Hill, Calgary, Alberta

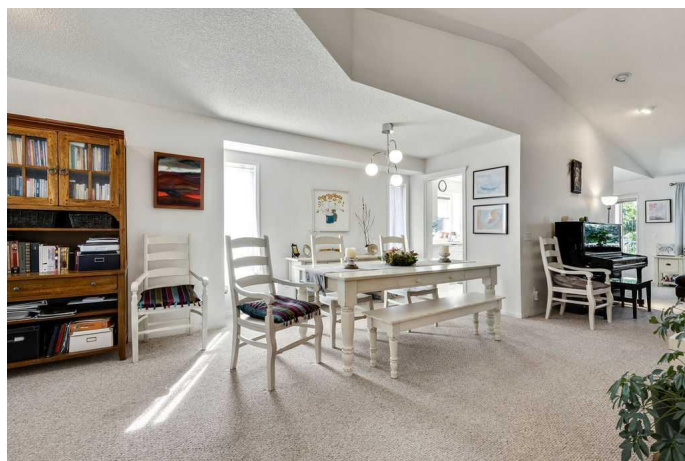
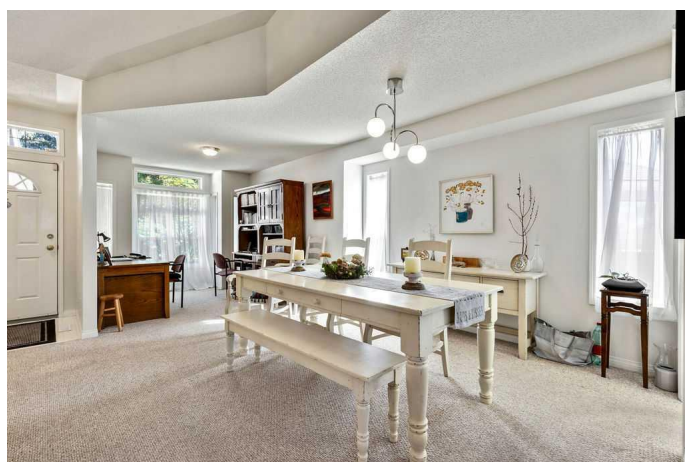
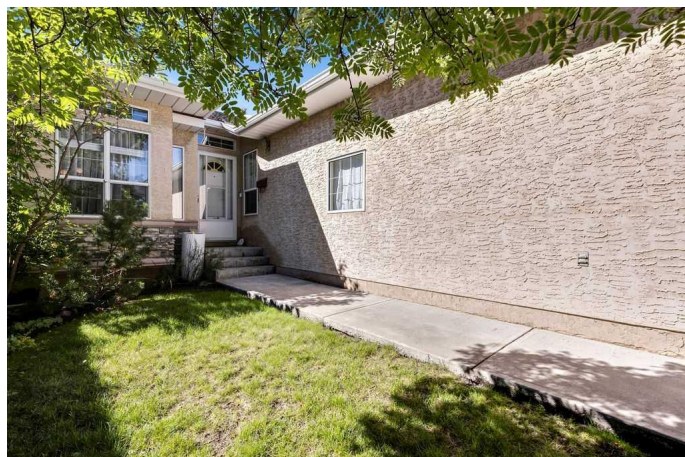
Are you looking to downsize into something smaller but do not want to go condo? This villa style bungalow is perfect for you! Enjoy the feeling of a house and do not worry about shovelling snow or maintaining a yard. Located on a quiet cul de sac a short drive or walk to the shopping of West Hills. The spacious 2+1 bedroom plan boasts vaulted ceilings on the main floor that make it feel even bigger than it is. The heart of the main floor is the living room that faces the rear of the house and is centered around a gas fireplace. Enjoy breakfast in the nook and then have family dinners in the huge formal dining room. Retreat to the spacious master bedroom that boasts a walk in closet and a three piece en suite that has a skylight. Need more space? The fully finished walk out level has a massive rec room, bedroom, and full bath. The common space in this development is governed by a homeowners' association, which offers more freedom than a typical condo development. You will love living on the West Hill being close to almost everything. These units do not come on the market often. Do not miss it!

Built in 1993

## Essential Information

MLS® # A2248155

Price \$659,900



Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,488
Acres	0.11
Year Built	1993
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Villa
Status	Active

### Community Information

Address	145 Sierra Morena Green Sw
Subdivision	Signal Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 3E4

### Amenities

Amenities	None
Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Oven, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

### Exterior

Exterior Features	None
Lot Description	Landscaped, Rectangular Lot, Treed
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	August 13th, 2025
Days on Market	2
Zoning	R-CG
HOA Fees	150
HOA Fees Freq.	MON

### **Listing Details**

Listing Office	Royal LePage Solutions
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