

# \$535,000 - 6412 Sierra Morena Boulevard Sw, Calgary

MLS® #A2260027

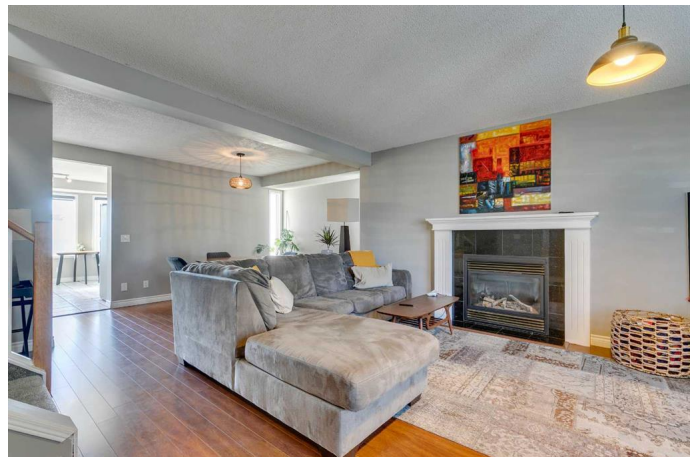
**\$535,000**

3 Bedroom, 4.00 Bathroom, 1,364 sqft

Residential on 0.08 Acres

Signal Hill, Calgary, Alberta

Looking for a project with potential? This 2-storey duplex offers a solid layout and great bones, ready for your vision and updates. Value-priced and in a fantastic location, this home is ideal for first-time buyers willing to put in some work, a family looking to create their dream space, or a renovator or house flipper seeking opportunity. The main floor features a living room with fireplace, and a dining room ideal for hosting family gatherings. A sunny kitchen features a bay window perfect for a bistro table, and direct access to a large deck overlooking the south-facing backyard. Upstairs, you will find two primary suites, each with its own ensuite and walk-in closet, making it a rare and versatile setup. The fully developed basement adds even more living space with a family room, bedroom, and full bath. A detached double garage with paved back lane access provides convenience. Green-thumbs will imagine transforming the the south-facing backyard into a fun space for the kids to play or a garden retreat filled with flowers and vegetables. Families will appreciate the close proximity to excellent schools, bike paths, playgrounds, and annual community events. The home is just minutes to the Westhills Shopping area, local restaurants, movie theatre, medical facilities, and a library, with quick access to Glenmore, Stoney, and Sarcee Trail. With its location, layout, and potential, this property is priced to sell and ready for someone with vision to make it shine. It is an ideal canvas for your next



renovation.

Built in 1992

### Essential Information

MLS® #	A2260027
Price	\$535,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,364
Acres	0.08
Year Built	1992
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	6412 Sierra Morena Boulevard Sw
Subdivision	Signal Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 3C2

### Amenities

Parking Spaces	4
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	September 26th, 2025
Days on Market	4
Zoning	R-CG

### Listing Details

Listing Office	RE/MAX House of Real Estate
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