

\$525,000 - 138 Sierra Morena Green Sw, Calgary

MLS® #A2268938

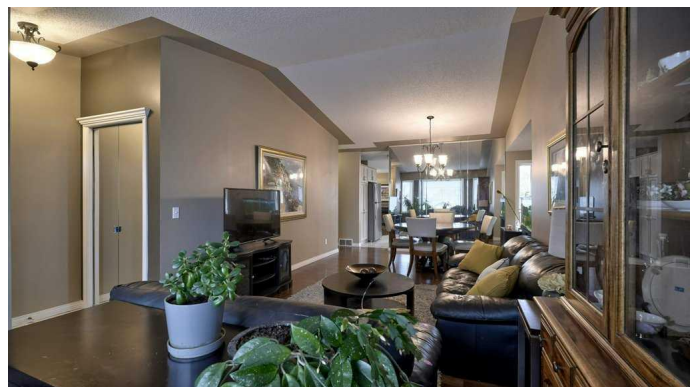
\$525,000

2 Bedroom, 3.00 Bathroom, 1,319 sqft

Residential on 0.10 Acres

Signal Hill, Calgary, Alberta

Discover this exceptional semi-detached, fully developed bungalow villa in the highly sought-after community of Signal Hill. Offering low-maintenance living and extensive upgrades throughout, this rare property combines comfort, convenience, and style. Step inside to a bright and welcoming front family room with large windows that flows seamlessly into a formal dining area—perfect for entertaining. The updated kitchen features stainless steel appliances, a cozy breakfast nook, and opens to a comfortable second family room with a two-sided fireplace, creating a warm and inviting atmosphere. A 2-piece powder room and main floor laundry add to the convenience. The spacious primary suite includes his-and-her closets and a private 4-piece ensuite, offering an ideal retreat. Direct access to the oversized attached garage (24'4" x 20'8") makes daily living effortless. The fully finished lower level provides an expansive family and games area with a beautiful second fireplace, a large guest bedroom with ample closet space, and a 4-piece bath. A generous flex room offers versatility as an additional bedroom, home office, or gym (no window). Recent upgrades include: Vinyl deck replaced (2018), Upgraded attic insulation (2019), New roof (2020), New hot water tank (2021), New microwave hood fan (2025). Enjoy the south-facing deck for warm summer evenings and the rear deck for gardening and BBQs. Additional highlights include front and back irrigation, a large driveway with parking for



four, and low-maintenance living with HOA fees \$169.06 / month covering lawn care, snow removal, irrigation and sprinkler maintenance and replacement. This property is within the Ernest Manning High School catchment, walking distance to Battalion Park K-6 and close to several excellent public and private schools. Ideally located just minutes from West Hills shopping and dining, just 5 min to Westside Rec Centre, easy access to Glenmore Trail, Stoney Trail, and only 15 minutes to downtown Calgary—this home offers unbeatable convenience. A rare opportunity on the Westside—experience maintenance-free living at exceptional value.

Built in 1993

Essential Information

MLS® #	A2268938
Price	\$525,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,319
Acres	0.10
Year Built	1993
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bungalow
Status	Active

Community Information

Address	138 Sierra Morena Green Sw
Subdivision	Signal Hill
City	Calgary
County	Calgary
Province	Alberta

Postal Code T3H3E4

Amenities

Amenities Snow Removal
Parking Spaces 4
Parking Double Garage Attached
of Garages 2

Interior

Interior Features No Animal Home, No Smoking Home, Storage, Central Vacuum
Appliances Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating Forced Air, Natural Gas
Cooling None
Fireplace Yes
of Fireplaces 2
Fireplaces Gas, Three-Sided
Has Basement Yes
Basement Full

Exterior

Exterior Features Other
Lot Description Back Lane, Cul-De-Sac, Landscaped, Rectangular Lot
Roof Asphalt Shingle
Construction Stucco, Wood Frame
Foundation Poured Concrete

Additional Information

Date Listed November 7th, 2025
Days on Market 13
Zoning R-CG
HOA Fees 169
HOA Fees Freq. MON

Listing Details

Listing Office Real Broker

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.