

# \$824,900 - 3 Sierra Morena Close Sw, Calgary

MLS® #A2214671

**\$824,900**

4 Bedroom, 3.00 Bathroom, 1,635 sqft

Residential on 0.14 Acres

Signal Hill, Calgary, Alberta

Located on a quiet family friendly street in the desirable community of Signal Hill this beautiful 4-bedroom family home offers over 3233 square feet of living space and is located close to parks, pathways, shopping, and schools. This incredible property has been lovingly maintained and upgraded over the years, and now it's ready for your family to create another lifetime of memories. The main floor offers a spacious family room, a formal dining area, a bright and airy kitchen with stainless steel appliances, center island, a walk-in pantry, and a large dining space with rear deck access, perfect for entertaining. The main floor also features a spacious primary bedroom which includes a walk-in closet, ensuite, and sitting room which could also be used as a nursery, hobby room or home office. You will also find an additional bedroom convenient laundry, and a full bathroom. The developed lower level offers a large rec room, flex space, ample of storage, a full bathroom, and two additional bedrooms which provide plenty of space for children and guests. Enjoy the newer roof, furnace, hot water tank, as well as newer windows throughout the home. You will appreciate the convenience of a double attached garage and a beautifully landscaped south-facing backyard. This beautiful property has it all-an excellent community elementary school along with easy access to downtown, Stoney trail, the mountains dining and shopping. Don't miss out-book your showing today!



Built in 1993

## Essential Information

MLS® #	A2214671
Price	\$824,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,635
Acres	0.14
Year Built	1993
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

## Community Information

Address	3 Sierra Morena Close Sw
Subdivision	Signal Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 3Y3

## Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Bookcases, Central Vacuum, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Storage
Appliances	Dishwasher, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Fireplace(s), Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Basement, Three-Sided

Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Few Trees
Roof	Asphalt Shingle
Construction	Brick, Stucco
Foundation	Poured Concrete

### Additional Information

Date Listed	May 9th, 2025
Days on Market	23
Zoning	R-CG

### Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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