

# **\$594,000 - 3678 Sierra Morena Road, Calgary**

MLS® #A2217976

**\$594,000**

2 Bedroom, 3.00 Bathroom, 1,219 sqft

Residential on 0.09 Acres

Signal Hill, Calgary, Alberta

NO CONDO FEES! Open House Saturday,  
June 7, from 2â€“4 p.m.

This thoughtfully updated home in the highly desirable community of Signal Hill offers three floors of living space and access to a community that truly has it allâ€”without the condo fees of other homes in the area of the same size. The home features fresh paint, new carpet, and an updated kitchen complete with new stainless steel appliances, quartz countertop, new cabinet hardware, Silestone sink, and gold-toned waterfall faucet.

Upstairs, there are two spacious bedroomsâ€”one with a 2-piece ensuiteâ€”and a 4-piece main bathroom. Both bathrooms have been updated with new toilets, flooring, and finishes.

The fully developed basement adds even more flexibility to the home, with a family or gaming space and a cozy den that could easily function as a craft room, home office, or guest room.

A detached double garage offers secure parking and storage, while an additional parking area beside the garage provides space for extra vehicles, a future carport, or a firepit. A new garage door opener with Wi-Fi access allows you to remotely open or close the garage door, if the need arises. The garage door, front and back doors, and all



accessible trim on the house have been painted in the last year.

Outside, the backyard is a true retreat. Large, mature trees surround a private deck and terraced garden, complete with established perennials and raspberries.

This home has seen extensive updates in recent years, including modern lighting, new flooring, and gold door hardware. While the furnace is original to the home, it has been regularly maintained and received a clean bill of health. The listing price has been reduced to reflect the furnace and the water heater's age, though they are currently in excellent working order.

Don't miss out on this opportunity to live in one of Calgary's most sought-after communities within walking distance of schools, parks, pathways, transit, and Westhills, and just a 16-minute drive from downtown!

Built in 1991

**Essential Information**

MLS® #	A2217976
Price	\$594,000
Bedrooms	2
Bathrooms	3.00
Full Baths	1
Half Baths	2
Square Footage	1,219
Acres	0.09
Year Built	1991
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

## Community Information

Address	3678 Sierra Morena Road
Subdivision	Signal Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 3A6

## Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

## Interior

Interior Features	Ceiling Fan(s), Open Floorplan
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Front Yard, Landscaped, Lawn, Treed
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 15th, 2025
Days on Market	23
Zoning	R2

## Listing Details

Listing Office	Coldwell Banker Mountain Central
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