

# **\$849,950 - 95 Sierra Nevada Green Sw, Calgary**

MLS® #A2232498

**\$849,950**

4 Bedroom, 4.00 Bathroom, 1,849 sqft  
Residential on 0.12 Acres

Signal Hill, Calgary, Alberta

Open House Sunday 3-5pm! Bright & Updated  
Westside Family Home on a Sunny Corner  
Lot!

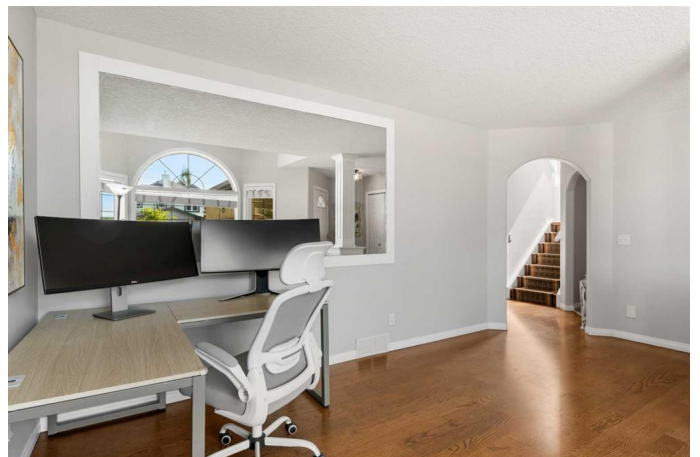
Situated on a quiet corner lot in a desirable  
Westside neighbourhood, this spacious  
two-storey home offers approximately 2,800 sq  
ft of total living space, 4 bedrooms, 3.5  
bathrooms, and a family-friendly layout with  
thoughtful updates throughout.

The main floor features a generous kitchen  
with granite countertops, a central island,  
corner pantry, and large windows that bring in  
plenty of natural light. The connected living  
and dining area includes a cozy wood-burning  
fireplace with an updated surround, perfect for  
everyday comfort or entertaining. A front flex  
room offers versatility for a home office, formal  
dining, or second sitting area. A mudroom and  
powder room complete the main level.

Upstairs, you'll find three spacious bedrooms  
including a bright primary suite with a walk-in  
closet and 5-piece ensuite, as well as a full  
4-piece main bathroom. The fully finished  
basement includes a large rec room, fourth  
bedroom, another full bath, and additional  
storage space.

Recent updates include:

Full interior repaint,



All new light fixtures,

Updated fireplace surround,

New faucets, cabinet hardware, and door handles.

The exterior has also been freshly painted and features newer fencing, a concrete patio, matching storage shed, and mature landscaping with perennial gardens and aspen trees. The oversized, heated double garage offers extra storage and the long driveway provides space for RV or additional parking.

With great schools, parks, shopping, and easy access to major routes nearby, this is a fantastic opportunity to own a move-in ready home in a quiet, well-connected community.

Built in 1997

### **Essential Information**

MLS® #	A2232498
Price	\$849,950
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,849
Acres	0.12
Year Built	1997
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	95 Sierra Nevada Green Sw
Subdivision	Signal Hill

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 3R2

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Chandelier, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Tankless Hot Water, Vinyl Windows
Appliances	Dishwasher, Gas Range, Microwave, Oven, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard, Storage
Lot Description	Back Yard, Corner Lot, Front Yard, Garden, Lawn, Low Maintenance Landscape, Many Trees, Private
Roof	Asphalt
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	June 18th, 2025
Days on Market	62
Zoning	R-CG

### Listing Details

Listing Office	Stonemere Real Estate Solutions
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