

# \$499,900 - 1011 Sierra Morena Park Sw, Calgary

MLS® #A2128689

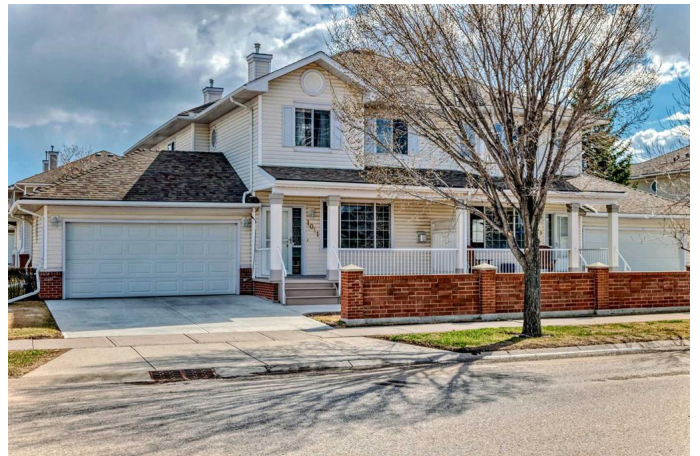
**\$499,900**

3 Bedroom, 3.00 Bathroom, 1,453 sqft

Residential on 0.05 Acres

Signal Hill, Calgary, Alberta

A RARE FIND - The units in this complex very rarely come up for sale - it is a quiet, beautifully maintained bare land condo. This one has all the attributes of a single family home with all the benefits of condominium living - no more landscaping and snow removal (vinyl fencing and reshingling the roof has been done recently). It is a 2 story townhome, with its own double garage directly off the city street and a wide open park across the street for pleasant viewing while you sit on your porch sipping on your morning coffee. You feel the warmth as soon as you enter through the foyer into your large living room with a corner gas fireplace and open to the dining area. The big kitchen with a walk in pantry allows you options of a kitchen nook or extra cabinets (or both). Upstairs you'll find a big master bedroom with a 4-pce ensuite (with soaker tub) and a walk in closet, 2 other good sized bedrooms, a 4-pce main bathroom and laundry facilities - perfect for ease of laundry handling. Don't forget the central vacuum system. Your basement is wide open for however you want to develop it, roughed in plumbing for another bathroom, mid efficiency furnace complete with humidifier and a large hot water tank. Check out the patio off the kitchen - perfect for your morning coffee, evening cocktail or friends and family dinner get togethers. This is a very quiet +45 complex - perfect for your carefree living pleasure. It's also very close to all kinds of shopping, walking trails, schools and Stoney Trail without



the traffic noise. You need to see this one before it goes. Please note this is a + 45 complex, however the Board will allow returning 18+ university students to stay with their parent(s)

Built in 1997

### **Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2128689      |
| Price          | \$499,900     |
| Sold Price     | \$475,000     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,453         |
| Acres          | 0.05          |
| Year Built     | 1997          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Sold          |

### **Community Information**

|             |                            |
|-------------|----------------------------|
| Address     | 1011 Sierra Morena Park Sw |
| Subdivision | Signal Hill                |
| City        | Calgary                    |
| County      | Calgary                    |
| Province    | Alberta                    |
| Postal Code | T3H 3N9                    |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 6                      |
| Parking        | Double Garage Attached |

### **Interior**

|                   |                                                                |
|-------------------|----------------------------------------------------------------|
| Interior Features | Bathroom Rough-in, Ceiling Fan(s), Central Vacuum, Chandelier, |
|-------------------|----------------------------------------------------------------|

|                 |                                                                                                                                                     |
|-----------------|-----------------------------------------------------------------------------------------------------------------------------------------------------|
|                 | Laminate Counters, No Animal Home, No Smoking Home, Pantry, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)                                  |
| Appliances      | Dishwasher, Dryer, Electric Stove, Garage Control(s), Garburator, Gas Water Heater, Humidifier, Microwave, Microwave Hood Fan, Refrigerator, Washer |
| Heating         | Forced Air, Natural Gas                                                                                                                             |
| Cooling         | None                                                                                                                                                |
| Fireplace       | Yes                                                                                                                                                 |
| # of Fireplaces | 1                                                                                                                                                   |
| Fireplaces      | Gas, Living Room, Mantle, Tile                                                                                                                      |
| # of Stories    | 2                                                                                                                                                   |
| Has Basement    | Yes                                                                                                                                                 |
| Basement        | Full, Unfinished                                                                                                                                    |

## Exterior

|                   |                                                            |
|-------------------|------------------------------------------------------------|
| Exterior Features | BBQ gas line, Garden, Rain Gutters                         |
| Lot Description   | Landscaped, Level, Street Lighting, Underground Sprinklers |
| Roof              | Asphalt Shingle                                            |
| Construction      | Wood Frame                                                 |
| Foundation        | Poured Concrete                                            |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | May 3rd, 2024   |
| Date Sold      | June 12th, 2024 |
| Days on Market | 39              |
| Zoning         | M-C1 d55        |
| HOA Fees       | 0.00            |

## Listing Details

|                |                    |
|----------------|--------------------|
| Listing Office | First Place Realty |
|----------------|--------------------|

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