

\$749,900 - 32 Sierra Nevada Rise Sw, Calgary

MLS® #A2130434

\$749,900

3 Bedroom, 3.00 Bathroom, 1,379 sqft
Residential on 0.13 Acres

Signal Hill, Calgary, Alberta

Welcome to your dream home nestled in the prestigious community of Signal Hill. This rare gem is a charming bungalow situated in a coveted cul de sac, offering tranquility and privacy amidst a vibrant neighbourhood.

Boasting three spacious bedrooms on the main floor and three full bathrooms, this home provides ample space for comfortable living. With the potential to create an additional bedroom in the basement, the possibilities are endless to tailor this space to your needs.

Step outside to enjoy the newly painted deck and patio, perfect for entertaining guests or simply relaxing in the sunshine. The expansive pie-shaped lot grants plenty of room for outdoor activities and gardening enthusiasts alike, providing a serene retreat right in your backyard.

Convenience meets luxury with its proximity to Edworthy park, biking paths, Signal Hill Shopping Centre, catering to all your shopping needs just moments away. Moreover, easy access to major highways, including the newest Tsuut'ina Trail, ensures effortless commuting and exploration of the surrounding areas.

Experience the warmth of a family-oriented community, where friendly neighbours and community events create a welcoming atmosphere for all. Don't miss the opportunity



to make this exceptional property your forever home in Signal Hill. Thank you for viewing!

Built in 1996

Essential Information

MLS® #	A2130434
Price	\$749,900
Sold Price	\$730,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,379
Acres	0.13
Year Built	1996
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	32 Sierra Nevada Rise Sw
Subdivision	Signal Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 3H6

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Parking Pad

Interior

Interior Features	Breakfast Bar, High Ceilings, Laminate Counters, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, See Remarks, Soaking Tub, Vaulted Ceiling(s)
Appliances	Dishwasher, Electric Range, Microwave, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas

Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Other, Private Yard
Lot Description	Lawn, Pie Shaped Lot, Private, See Remarks
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 17th, 2024
Date Sold	June 9th, 2024
Days on Market	23
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Complete Realty
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