

\$499,900 - 63 Sierra Morena Gardens Sw, Calgary

MLS® #A2135120

\$499,900

3 Bedroom, 4.00 Bathroom, 1,445 sqft

Residential on 0.06 Acres

Signal Hill, Calgary, Alberta

One of the best complexes in the city! 2027 sq ft of developed living space in this 3 bedroom, 3 bathroom unit. Double attached garage and driveway for 2 cars. Beautiful curb appeal with covered front veranda and large front bay window. Front entry way with door to the garage. Living room area with corner gas fireplace. thick rich carpeting, bright room open to the dining room area perfect for special dinners. Large bright kitchen with contemporary white cabinets, plenty of counter space and full array of newer stainless steel appliances including double oven. Kitchen has abundance of cabinets and designer glass door accents. Large bright west window provides lots of light. Kitchen also has family size nook area and newer laminate floor. Garden door to private garden terrace. The laundry room is located off the kitchen with large pantry area and there is a 2 pce bath located on main floor also and has new laminate flooring and fresh paint.. Upstairs you will find two primary bedrooms, both with 4 pce ensuite baths with new laminate flooring and walk in closets. The lower level offers a cozy family room with gas fireplace, track lighting and room for a corner office area. The third bedroom is located here along with a 4 pce bathroom. basement also has additional storage. This home has been extremely well maintained with new garage door, some new windows, recent newer furnace, fresh paint through out, new washing machine and much more. wonderful location in quiet street, near



park, close to all amenities including schools, shopping, medical professionals, LRT and minutes to the mountains or downtown. Age restriction in this complex is 45 +

Built in 1997

Essential Information

MLS® #	A2135120
Price	\$499,900
Sold Price	\$510,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,445
Acres	0.06
Year Built	1997
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	63 Sierra Morena Gardens Sw
Subdivision	Signal Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	t3h3p4

Amenities

Amenities	Park, Parking
Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached

Interior

Interior Features	Pantry
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan,

	Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Gas, Living Room, Tile
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Courtyard, Lighting, Private Yard, Rain Gutters
Lot Description	Cul-De-Sac, Lawn, Landscaped, Street Lighting, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 25th, 2024
Date Sold	June 2nd, 2024
Days on Market	8
Zoning	M-C1 d55
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Realty Professionals
----------------	-----------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.