

\$819,000 - 476 Sierra Morena Place Sw, Calgary

MLS® #A2152361

\$819,000

3 Bedroom, 4.00 Bathroom, 2,085 sqft

Residential on 0.15 Acres

Signal Hill, Calgary, Alberta

Price REDUCED. Welcome to this exceptional 4-bedroom, 2-bath house on a HUGE corner lot backing onto a park, nestled in the highly sought-after community of Signal Hill. Situated on a tranquil cul-de-sac, this residence offers an exceptional living experience. As you step inside, you are immediately captivated by the open living room, featuring large windows that flood the space with abundant sunlight. The open kitchen is equipped with ample cabinetry, stainless steel appliances, a corner pantry, a convenient breakfast counter, and a dining area that provides access to a lovely, large deck. The spacious family room is completed with an inviting fireplace surrounded by built-in shelves. Furthermore, the main level offers a den, a laundry room, and a 2-piece bathroom to ensure comfort and convenience for the entire family. As you ascend to the second storey, you will discover a generously sized master bedroom, two well-appointed bedrooms, and a 4-piece bathroom. The master bedroom offers a walk-in closet and an alluring 4-piece ensuite. The fully finished basement enhances the overall living space and includes a large entertainment area, a flex room, and a 4-piece bathroom. The beautiful sunny southeast backyard features a large stamped concrete patio, a spacious deck with a hot tub, and mature trees, providing an ideal space for gathering with family and friends. Notably, several thoughtful upgrades have been implemented, including new carpet on the upper level and fresh paint on main and



upper levels. This property boasts a fantastic location, within walking distance to shopping, amenities, entertainment, and parks. It is also close to well-regarded public and private schools, public transportation, and the Westside Recreation Centre, with quick access to downtown and the mountains. Book your private showing today!

Built in 1991

Essential Information

MLS® #	A2152361
Price	\$819,000
Sold Price	\$797,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,085
Acres	0.15
Year Built	1991
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	476 Sierra Morena Place Sw
Subdivision	Signal Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 2X2

Amenities

Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Bookcases, Kitchen Island, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Backs on to Park/Green Space, Cul-De-Sac, Landscaped, Rectangular Lot, Treed
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 26th, 2024
Date Sold	September 1st, 2024
Days on Market	37
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	Grand Realty
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