

\$834,900 - 323 Sierra Nevada Place Sw, Calgary

MLS® #A2156916

\$834,900

4 Bedroom, 4.00 Bathroom, 2,084 sqft

Residential on 0.19 Acres

Signal Hill, Calgary, Alberta

Discover a new way of life in Signal Hill!

Welcome to this stunning 2 storey home with a walkout basement on a HUGE Pie lot. It has undergone many thoughtful & quality updates in recent years and has been lovingly maintained by its original owners. Upon entering the main floor, you're greeted by a welcoming family room & formal dining area, with 9' ceilings on the main floor. The kitchen is truly the heart of this home, which underwent a complete renovation, featuring newer cabinetry, sleek granite countertops, backsplash, & high-end stainless steel appliances. The kitchen seamlessly opens to both the living room & dining nook with skylights, creating a perfect flow for entertaining. The living area is accentuated by a cozy fireplace & large south-facing windows overlooking your beautiful private yard. It also offers an office room or can be used as a 5th bedroom. The updated powder room & main floor laundry complete this level. The upper floor is home to 3 generously sized bedrooms. The primary suite is a true retreat, which boasts mountain views, a spacious walk-in closet and a luxurious updated 4-piece ensuite. The fully finished walkout basement is filled with warmth & ambience. It features a 4th bedroom, 3pc bath, a 2nd gas fireplace in the family room, with a rec area which can be used as a play area or gym. There's also a wet bar equipped with mini fridge/dishwasher. Step outside to your own large private outdoor oasis, with concrete lower patio, Hot Tub, &



Fire pit. You will love this private mature backyard and sunny upper deck, making it perfect for Summer BBQs and outdoor family gatherings! Residents of Signal Hill enjoy access to a wide range of amenities, including parks, playgrounds, walking trails, and sports facilities. Other updates include: Knockdown ceiling, refinished hardwood, & all exterior doors. Don't miss the opportunity to make this exquisite property your own private haven.

Built in 1997

Essential Information

MLS® #	A2156916
Price	\$834,900
Sold Price	\$833,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,084
Acres	0.19
Year Built	1997
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	323 Sierra Nevada Place Sw
Subdivision	Signal Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 3M9

Amenities

Parking Spaces	4
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Parking	Double Garage Attached
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Interior

Interior Features	High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Skylight(s), Vaulted Ceiling(s)
Appliances	Bar Fridge, Dishwasher, Dryer, Electric Oven, Freezer, Range Hood, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Family Room, Gas, Stone
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Balcony, Fire Pit, Private Yard
Lot Description	Back Yard, Cul-De-Sac, Garden, No Neighbours Behind, Landscaped, Pie Shaped Lot, Treed, Views
Roof	Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 15th, 2024
Date Sold	September 13th, 2024
Days on Market	29
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX First
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