

# \$499,900 - 17 Sierra Morena Villas Sw, Calgary

MLS® #A2166908

**\$499,900**

3 Bedroom, 4.00 Bathroom, 1,356 sqft

Residential on 0.00 Acres

Signal Hill, Calgary, Alberta

RARE FIND in SIGNAL HILL SW! Discover this stunning executive semi-detached home offering 2+1 bedrooms and 3.5 baths across a generous 2007 SF of developed space. Ideally situated within walking distance of the vibrant West Hills & Signal Hill shopping, dining, and entertainment district, youâ€™ll also enjoy easy access to Mount Royal University, Westside Rec Center, Grey Eagle Resort, Glenmore Reservoir, Rockyview Hospital, and the new Stoney Trail ring road.

Step inside to a welcoming foyer that invites natural light into the open-concept main floor, showcasing gleaming oak hardwood floors, vaulted ceilings, and fresh paint that exude a warm ambiance. The living room, complete with a cozy gas fireplace, seamlessly flows into the timeless white kitchen, featuring new countertops, a modern sink and backsplash, stainless steel appliances, and ample counter and cupboard space. The adjacent dining area is perfect for family gatherings, with patio doors leading to an updated composite deck and stone patioâ€”an ideal setting for morning coffee or evening relaxation.

Ascend to the upper level, where you'll find a spacious primary suite with a custom walk-in closet renovation and a beautifully renovated 4-piece ensuite. The second bedroom has easy access to another renovated 4-piece bathroom, while a convenient bonus/loft area offers the perfect space for a home office, craft room, or private retreat.

The fully developed lower level features a third



bedroom with a 3-piece ensuite, making it perfect for teens or guests, alongside a large family room, den/workout area, storage, and laundry room. The complex is quiet and well-maintained, with new asphalt recently completed for added convenience. Donâ€™t miss the opportunity to make this gorgeous home yoursâ€”book your viewing today before itâ€™s gone!

Built in 1994

**Essential Information**

MLS® #	A2166908
Price	\$499,900
Sold Price	\$530,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,356
Acres	0.00
Year Built	1994
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

**Community Information**

Address	17 Sierra Morena Villas Sw
Subdivision	Signal Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 3J5

**Amenities**

Amenities	Visitor Parking
Parking Spaces	2

Parking	Single Garage Attached
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## Interior

Interior Features	Breakfast Bar, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, See Remarks, Storage, Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Other
Lot Description	Back Yard, Lawn, Garden, Low Maintenance Landscape, Landscaped, See Remarks, Greenbelt
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	September 19th, 2024
Date Sold	September 27th, 2024
Days on Market	8
Zoning	M-CG d30
HOA Fees	0.00

## Listing Details

Listing Office	2% Realty
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