

\$789,000 - 319 Sierra Nevada Place Sw, Calgary

MLS® #A2170641

\$789,000

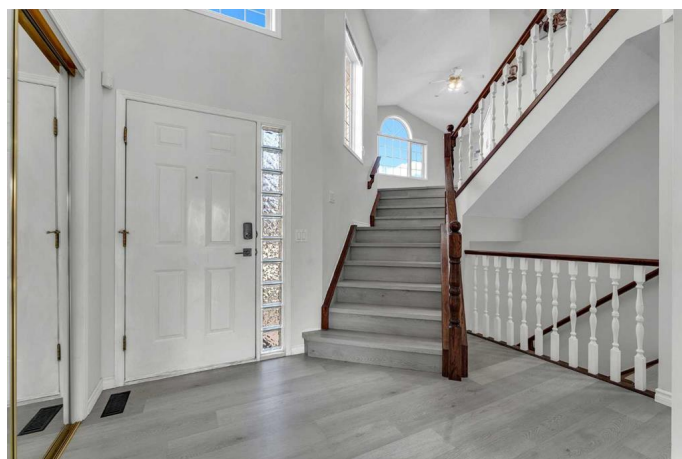
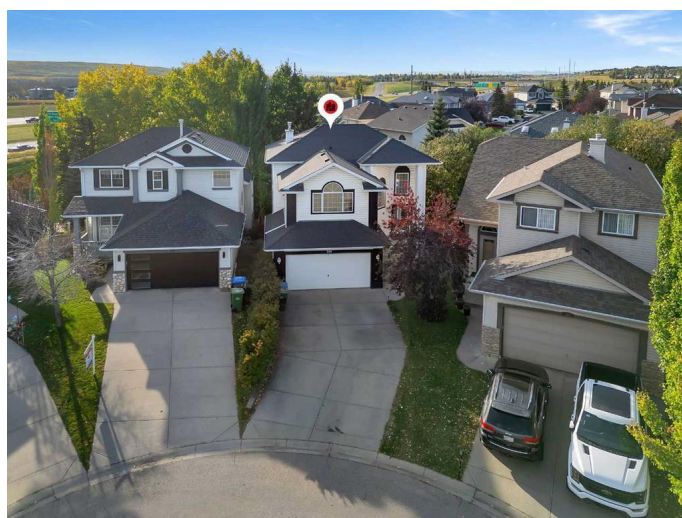
4 Bedroom, 4.00 Bathroom, 2,063 sqft

Residential on 0.12 Acres

Signal Hill, Calgary, Alberta

ALMOST 3,000 SF LIVING SPACE | QUITE CUL-DE-SAC | WALK-OUT BASEMENT | 4 BEDS PLUS DEN MAIN FLOOR | 3 +1 BATHS | LONG DRIVEWAY | Welcome to this exquisite residence in the desirable Signal Hill community! This beautifully designed home features 4 spacious bedrooms plus Den at Main Floor and 3.5 bathrooms, offering a perfect blend of modern elegance and cozy comfort.

As you enter, you'll be greeted by a bright and airy foyer that leads into an inviting open-concept living space with high ceiling. The large windows allow natural light to flood the living and dining areas, creating a warm and welcoming atmosphere. The living room is perfect for gatherings, while the dining area seamlessly connects to the gourmet kitchen. The adjacent family room features a charming fireplace, ideal for cozy evenings at home. The main floor offers a den perfect for those who need a working space. Upper floor welcomes you with a family room, a master bedroom with full ensuite bathroom and walk-in closet, and another 2 good-size bedrooms with a 3pc bathroom. The upper floor provides plenty of space for family, guest, or home office. Walk-out basement provides extra living space with another full-sized bedroom, full bathroom and a recreational room can be used as a playroom, home gym, or media room. Step outside to your private backyard oasis, featuring a spacious deck and beautifully landscaped yard—perfect for summer



barbecues and outdoor entertaining. With a double garage and ample storage throughout, this property has everything you need. Situated in a vibrant neighborhood, youâ€™re just minutes from parks, schools, shopping, and convenient transit routes, making this home an ideal choice for families and professionals alike. UPGRADES over the years: New LVP Flooring 2022, Water Softener 2022, Washer and Dryer 2022, Humidifier 2022, Hot Water Tank 2022, Garage Door Opener 2023. Donâ€™t miss the chance to call 319 Sierra Nevada Place SW your homeâ€”schedule a viewing today!

Built in 1997

Essential Information

MLS® #	A2170641
Price	\$789,000
Sold Price	\$789,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,063
Acres	0.12
Year Built	1997
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	319 Sierra Nevada Place Sw
Subdivision	Signal Hill
City	Calgary
County	Calgary
Province	Alberta

Postal Code	T3H 3M9
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Amenities

Parking Spaces	6
Parking	Double Garage Attached

Interior

Interior Features	Ceiling Fan(s)
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Water Softener
Heating	Electric, None
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full, Walk-Out

Exterior

Exterior Features	Barbecue, Garden, Private Yard
Lot Description	Cul-De-Sac, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Concrete, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 3rd, 2024
Date Sold	October 18th, 2024
Days on Market	13
Zoning	R-CG
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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