

\$594,000 - 3678 Sierra Morena Road, Calgary

MLS® #A2217976

\$594,000

2 Bedroom, 3.00 Bathroom, 1,219 sqft

Residential on 0.09 Acres

Signal Hill, Calgary, Alberta

NO CONDO FEES! Open House Saturday,
June 7, from 2â€“4 p.m.

This thoughtfully updated home in the highly desirable community of Signal Hill offers three floors of living space and access to a community that truly has it allâ€”without the condo fees of other homes in the area of the same size. The home features fresh paint, new carpet, and an updated kitchen complete with new stainless steel appliances, quartz countertop, new cabinet hardware, Silestone sink, and gold-toned waterfall faucet.

Upstairs, there are two spacious bedroomsâ€”one with a 2-piece ensuiteâ€”and a 4-piece main bathroom. Both bathrooms have been updated with new toilets, flooring, and finishes.

The fully developed basement adds even more flexibility to the home, with a family or gaming space and a cozy den that could easily function as a craft room, home office, or guest room.

A detached double garage offers secure parking and storage, while an additional parking area beside the garage provides space for extra vehicles, a future carport, or a firepit. A new garage door opener with Wi-Fi access allows you to remotely open or close the garage door, if the need arises. The garage door, front and back doors, and all



accessible trim on the house have been painted in the last year.

Outside, the backyard is a true retreat. Large, mature trees surround a private deck and terraced garden, complete with established perennials and raspberries.

This home has seen extensive updates in recent years, including modern lighting, new flooring, and gold door hardware. While the furnace is original to the home, it has been regularly maintained and received a clean bill of health. The listing price has been reduced to reflect the furnace and the water heater's age, though they are currently in excellent working order.

Don't miss out on this opportunity to live in one of Calgary's most sought-after communities within walking distance of schools, parks, pathways, transit, and Westhills, and just a 16-minute drive from downtown!

Built in 1991

Essential Information

| | |
|----------------|------------------------|
| MLS® # | A2217976 |
| Price | \$594,000 |
| Bedrooms | 2 |
| Bathrooms | 3.00 |
| Full Baths | 1 |
| Half Baths | 2 |
| Square Footage | 1,219 |
| Acres | 0.09 |
| Year Built | 1991 |
| Type | Residential |
| Sub-Type | Semi Detached |
| Style | 2 Storey, Side by Side |
| Status | Active |

Community Information

| | |
|-------------|-------------------------|
| Address | 3678 Sierra Morena Road |
| Subdivision | Signal Hill |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3H 3A6 |

Amenities

| | |
|----------------|------------------------|
| Parking Spaces | 2 |
| Parking | Double Garage Detached |
| # of Garages | 2 |

Interior

| | |
|-------------------|--|
| Interior Features | Ceiling Fan(s), Open Floorplan |
| Appliances | Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer |
| Heating | Forced Air |
| Cooling | None |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|--|
| Exterior Features | Private Yard |
| Lot Description | Back Yard, Front Yard, Landscaped, Lawn, Treed |
| Roof | Asphalt Shingle |
| Construction | Concrete, Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|----------------|
| Date Listed | May 15th, 2025 |
| Days on Market | 34 |
| Zoning | R2 |

Listing Details

| | |
|----------------|----------------------------------|
| Listing Office | Coldwell Banker Mountain Central |
|----------------|----------------------------------|

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