

\$895,000 - 100 Sierra Morena Manor Sw, Calgary

MLS® #A2253601

\$895,000

4 Bedroom, 3.00 Bathroom, 1,475 sqft

Residential on 0.08 Acres

Signal Hill, Calgary, Alberta

Welcome to the Morena West complex and this beautifully appointed east-west facing corner villa-style bungalow, offering nearly 2,550 sq. ft. of total developed living space. With 4 bedrooms, 3 full bathrooms, and a professionally finished basement, this home blends low-maintenance luxury with thoughtful design—perfect for downsizers seeking comfort without compromise. Step inside to a bright, airy layout with 9-foot ceilings, maple hardwood flooring, and elegant finishes throughout. The spacious living room is anchored by a stunning gas fireplace, and flows into the dining area and well-equipped kitchen, which features quartz countertops, stainless steel appliances, ample cabinetry, and a central island—the main floor seamlessly connects to the outdoor deck with gas BBQ hookup, great for summer time coffee or dining. The primary retreat is generously sized and offers a 5-piece ensuite with double vanity, soaker tub, tiled shower, and a walk-in closet. A second main floor bedroom sits adjacent to a full 4-piece bath, ideal for guests or a home office. Additionally, you'll find a large mudroom and laundry area with direct access to a spacious double attached garage, offering both convenience and storage. The basement level is professionally finished and features extra-tall ceilings, a large family room, a separate recreation area, two additional bedrooms, a 3-piece bathroom, and a flex space perfect for a gym, hobby room, or second office. There's



also an expansive mechanical/storage room. Additional highlights include central air conditioning, a quiet, well-managed villa community, and unbeatable proximity to Westhills shopping, Griffith Woods, the C-Train, and Stoney Trail. Enjoy the surrounding pathways and green spaces in this peaceful yet connected location. Book your private showing today!

Built in 2016

Essential Information

MLS® #	A2253601
Price	\$895,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,475
Acres	0.08
Year Built	2016
Type	Residential
Sub-Type	Semi Detached
Style	Bungalow, Side by Side
Status	Active

Community Information

Address	100 Sierra Morena Manor Sw
Subdivision	Signal Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H1S9

Amenities

Amenities	Trash, Visitor Parking
Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Double Vanity, Kitchen Island, Open Floorplan, Quartz Counters, Walk-In Closet(s), Built-in Features, Closet Organizers, High Ceilings
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line
Lot Description	Corner Lot
Roof	Asphalt Shingle
Construction	Stone, Composite Siding
Foundation	Poured Concrete

Additional Information

Date Listed	September 3rd, 2025
Days on Market	4
Zoning	DC

Listing Details

Listing Office	2% Realty
----------------	-----------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.