

# \$649,900 - 42 Sierra Morena Green Sw, Calgary

MLS® #A2260653

**\$649,900**

3 Bedroom, 3.00 Bathroom, 1,333 sqft

Residential on 0.10 Acres

Signal Hill, Calgary, Alberta

This lovely Villa is in the prestigious community of Signal Hill. Not a Condo, but as part of the villas West Homeowners Association, for a low monthly fee, lawn and snow maintenance are all taken care of for you.

On the main level, you enter into a living room with a gas fireplace and large dining area. To your right is the large primary bedroom with a walk-in closet and 3-piece ensuite bathroom. To the rear is a lovely kitchen with quartz counters, stainless steel appliances, a pantry, and a kitchen island with a breakfast bar. A flexible family area is here too, and the back door (with a doggy door) leads to a deck and a gas hookup for the barbeque. The second bedroom is also at the back along with another 4-piece bathroom. Through the laundry room, is access to the large double attached garage. Downstairs, you will find a huge recreational area with barn doors – should you want to close off additional space for guests or privacy. A 3rd bedroom, another 3-piece bathroom and a den/storage room.

Built in 1995

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2260653  |
| Price     | \$649,900 |
| Bedrooms  | 3         |
| Bathrooms | 3.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 3                      |
| Square Footage | 1,333                  |
| Acres          | 0.10                   |
| Year Built     | 1995                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | Side by Side, Bungalow |
| Status         | Active                 |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 42 Sierra Morena Green Sw |
| Subdivision | Signal Hill               |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T3H 3E4                   |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 2                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                       |
|-------------------|---------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Kitchen Island, No Smoking Home, Pantry, Quartz Counters               |
| Appliances        | Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating           | Fireplace(s), Forced Air, Natural Gas                                                 |
| Cooling           | None                                                                                  |
| Fireplace         | Yes                                                                                   |
| # of Fireplaces   | 1                                                                                     |
| Fireplaces        | Gas                                                                                   |
| Has Basement      | Yes                                                                                   |
| Basement          | Finished, Full                                                                        |

### Exterior

|                   |                                   |
|-------------------|-----------------------------------|
| Exterior Features | BBQ gas line                      |
| Lot Description   | Back Lane, Cul-De-Sac, Front Yard |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt            |
| Construction | Stucco, Wood Frame |
| Foundation   | Poured Concrete    |

### **Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 29th, 2025 |
| Days on Market | 8                    |
| Zoning         | R-CG                 |
| HOA Fees       | 170                  |
| HOA Fees Freq. | MON                  |

### **Listing Details**

|                |                               |
|----------------|-------------------------------|
| Listing Office | Century 21 Bamber Realty LTD. |
|----------------|-------------------------------|

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