

# \$599,000 - 3678 Sierra Morena Road, Calgary

MLS® #A2217976

**\$599,000**

2 Bedroom, 3.00 Bathroom, 1,219 sqft

Residential on 0.09 Acres

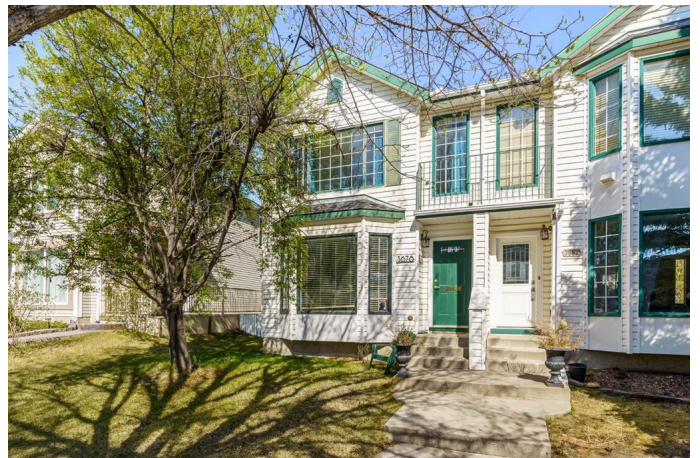
Signal Hill, Calgary, Alberta

Welcome to 3678 Sierra Morena Road SW, a beautifully maintained and thoughtfully updated home in the highly desirable community of Signal Hill. From the moment you arrive, you'll notice the warm front entrance, manicured landscaping, and inviting curb appeal that set the tone for the rest of the property. Inside, the home features fresh paint, beautiful flooring, and an updated kitchen complete with brand new stainless steel appliances and classic tile flooring – a bright and functional space perfect for everyday living and entertaining.

Upstairs, the second floor offers a spacious and private layout, featuring a large primary bedroom with a convenient 2-piece ensuite, a well-appointed 4-piece main bathroom, and another generously sized bedroom, ideal for family or guests.

The fully developed basement adds even more flexibility to the home, with a cozy den that can easily function as a home office, guest room, or media space, depending on your needs.

Outside, the backyard is a true retreat. Mature trees surround a private deck and sitting area, creating a peaceful space to relax or host gatherings. The garden features established trees, perennials, and even raspberries, adding to the charm and tranquility of the outdoor space. A detached double garage



offers secure parking and storage, while an additional parking area beside the garage provides space for extra vehicles or the potential for a future carport.

This home has seen extensive updates in recent years, including new appliances, quartz countertops, updated kitchen cabinets with new hardware, modern lighting, a gold-tone kitchen faucet, and fresh paint throughout in 2025. The stairs, hallway, and bedrooms have new carpet as of March 2025, along with new trim and door hardware. Both the main and ensuite bathrooms have been refreshed with new toilets, flooring, and vanities. The lower trim, garage door, and exterior accents were freshly painted in 2024, and the deck has been stained and maintained annually. A new garage door opener was installed in March 2025.

Located in one of Calgary’s most sought-after communities, this home is just minutes from schools, parks, scenic pathways, shopping at Westhills, and public transit. Signal Hill is known for its established amenities, family-friendly environment, and convenient access to downtown Calgary and the mountains. This is a perfect opportunity to move into a welcoming home in a community that truly has it all.

Built in 1991

**Essential Information**

MLS® #	A2217976
Price	\$599,000
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	17
Zoning	R2

**Listing Details**

Listing Office                      Coldwell Banker Mountain Central

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