

# **\$564,900 - 3678 Sierra Morena Road Sw, Calgary**

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MLS® #A2235303

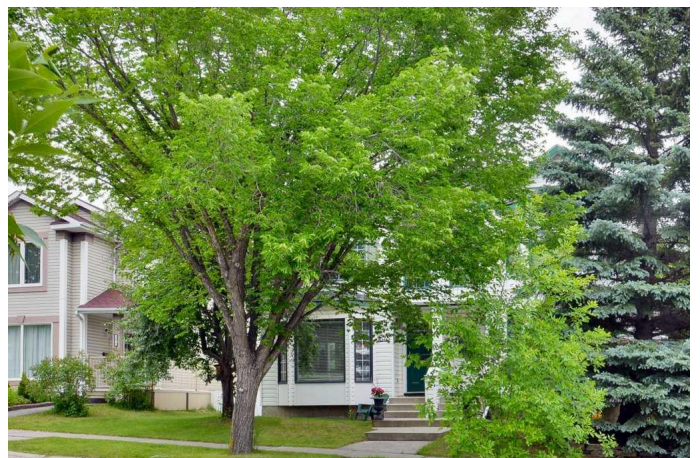
**\$564,900**

3 Bedroom, 3.00 Bathroom, 1,344 sqft

Residential on 0.09 Acres

Signal Hill, Calgary, Alberta

Affordable! 1350 sq ft 2 story attached home with 2 car detached garage in great location in Signal Hill located on a well treed lot with fenced private yard. Close to walking paths, parks, playgrounds, schools, shopping and more. This gem also features a fully developed basement. Main floor offers a large living room dining room area with front bay window and engineered hardwood floors. Large dining room area with recessed hutch nook, perfect for those special occasions. The open stair to upper level overlooks this area. The back kitchen area boasts generous cabinets and counter space, corner window over sink, ceramic tile floors, bay nook area, garden door to outdoor living on a large sunny deck and closet storage space. Also a 2 pce updated bathroom with designer wall paper accents. The back yard is perfect for children and pets as it's private and fenced. Upper level offers up 2 large bedrooms. The primary bedroom has a 2 pce ensuite bath, large closet and plenty of light from the two extra large front windows. 4 pce bath in the hall is conveniently located next to the large second bedroom also with 2 large east facing windows. the developed basement features large rec room area with durable engineered flooring. Room for the whole family down here or the teens and their friends. There is a 3rd or guest bedroom here (window does not meet egress standard). You will also find lots of storage and the washer and dryer.



Built in 1991

## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2235303               |
| Price          | \$564,900              |
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 1                      |
| Half Baths     | 2                      |
| Square Footage | 1,344                  |
| 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 Sw |
| Subdivision | Signal Hill                |
| City        | Calgary                    |
| County      | Calgary                    |
| Province    | Alberta                    |
| Postal Code | t3h3a6                     |

## Amenities

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

## Interior

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Interior Features | No Smoking Home                                                    |
| Appliances        | Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer |
| Heating           | Forced Air, Natural Gas                                            |
| Cooling           | None                                                               |
| Has Basement      | Yes                                                                |
| Basement          | Finished, Full                                                     |

## Exterior

|                   |                                                                        |
|-------------------|------------------------------------------------------------------------|
| Exterior Features | Other                                                                  |
| Lot Description   | Back Lane, Back Yard, Landscaped, Many Trees, Private, Street Lighting |
| Roof              | Asphalt Shingle                                                        |
| Construction      | Wood Frame                                                             |
| Foundation        | Poured Concrete                                                        |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | July 2nd, 2025 |
| Days on Market | 1              |
| Zoning         | R-CG           |

### **Listing Details**

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX Realty Professionals |
|----------------|-----------------------------|

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