

# \$569,900 - 10 Sierra Morena Green Sw, Calgary

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MLS® #A2217326

**\$569,900**

2 Bedroom, 3.00 Bathroom, 1,104 sqft

Residential on 0.10 Acres

Signal Hill, Calgary, Alberta

Welcome to this beautifully maintained and meticulously updated bungalow nestled in the sought-after community of Signal Hill. This rare semi-detached, fully developed home showcases true pride of ownership and offers low maintenance living with exceptional upgrades throughout. Step inside to a bright and inviting front family room featuring a charming fireplace, seamlessly flowing into the formal dining area, perfect for entertaining. The updated kitchen boasts a cozy breakfast nook and opens onto a large rear deck, ideal for summer BBQs with a gas line hookup and plenty of space for your garden pots or flowers. The main floor offers a spacious primary suite complete with a walk-in closet and a private 4-piece ensuite. A generous den that can easily convert to a second bedroom and adds flexibility to the layout. Enjoy the convenience of main floor laundry and direct access to the attached garage. Beautiful hardwood flooring (installed just two years ago), updated lighting, and thoughtful design touches elevate the living experience. The fully finished lower level features an expansive family and games room with a wet bar and electric fireplace, a massive guest bedroom with a large closet, and a 3-piece bath with a luxurious steam shower. Notable recent upgrades include: New furnace (2024) Roof (2021) All Poly-B plumbing removed (2020) Hot water tank (2019) Central A/C (2018). Additional highlights include irrigation in the front and back yards, a huge driveway with



parking for four, and a low-maintenance lifestyle with HOA fees covering lawn care and snow removal. The city even plows the back lane for easy year-round access. Designated area for Ernest Manning High School as well as numerous private and public schools in the area. No age or pet restrictions. Located just minutes from West Hills shopping and dining, with quick access to Glenmore Trail, Stoney Trail, and only 15 minutes to downtown Calgary—this is a prime location and an exceptional opportunity. This stunning home truly must be seen to be appreciated. Book your showing today!

Built in 1994

**Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | A2217326               |
| Price          | \$569,900              |
| Bedrooms       | 2                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,104                  |
| Acres          | 0.10                   |
| Year Built     | 1994                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | Side by Side, Bungalow |
| Status         | Active                 |

**Community Information**

|             |                           |
|-------------|---------------------------|
| Address     | 10 Sierra Morena Green Sw |
| Subdivision | Signal Hill               |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T3E3E4                    |

**Amenities**

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

### Interior

|                   |                                                                                                                                                                                |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home                                                                                                                                                |
| Appliances        | Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Freezer, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Water Softener, Window Coverings |
| Heating           | Fireplace(s), Natural Gas, High Efficiency                                                                                                                                     |
| Cooling           | Central Air                                                                                                                                                                    |
| Fireplace         | Yes                                                                                                                                                                            |
| # of Fireplaces   | 2                                                                                                                                                                              |
| Fireplaces        | Electric, Gas                                                                                                                                                                  |
| Has Basement      | Yes                                                                                                                                                                            |
| Basement          | Finished, Full                                                                                                                                                                 |

### Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | None                            |
| Lot Description   | Back Lane                       |
| Roof              | Asphalt Shingle                 |
| Construction      | Brick, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                 |

### Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 3rd, 2025 |
| Days on Market | 1             |
| Zoning         | R-CG          |
| HOA Fees       | 120           |
| HOA Fees Freq. | MON           |

### Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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