

# \$849,950 - 95 Sierra Nevada Green Sw, Calgary

MLS® #A2232498

**\$849,950**

4 Bedroom, 4.00 Bathroom, 1,849 sqft

Residential on 0.12 Acres

Signal Hill, Calgary, Alberta

Open House Sunday 3-5pm! Bright & Updated Westside Family Home on a Sunny Corner Lot!

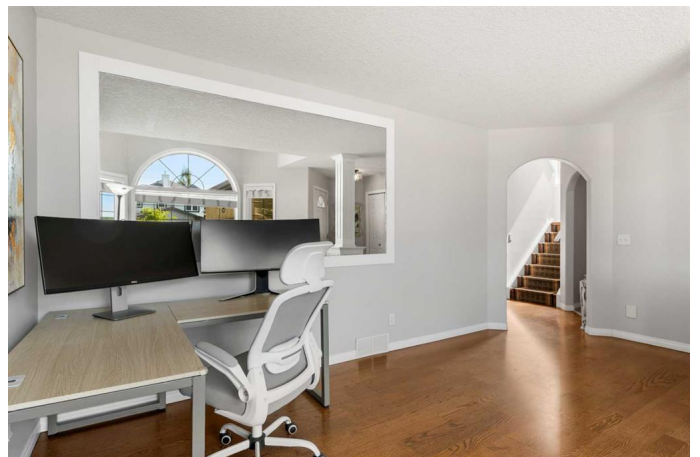
Situated on a quiet corner lot in a desirable Westside neighbourhood, this spacious two-storey home offers approximately 2,800 sq ft of total living space, 4 bedrooms, 3.5 bathrooms, and a family-friendly layout with thoughtful updates throughout.

The main floor features a generous kitchen with granite countertops, a central island, corner pantry, and large windows that bring in plenty of natural light. The connected living and dining area includes a cozy wood-burning fireplace with an updated surround, perfect for everyday comfort or entertaining. A front flex room offers versatility for a home office, formal dining, or second sitting area. A mudroom and powder room complete the main level.

Upstairs, you'll find three spacious bedrooms including a bright primary suite with a walk-in closet and 5-piece ensuite, as well as a full 4-piece main bathroom. The fully finished basement includes a large rec room, fourth bedroom, another full bath, and additional storage space.

Recent updates include:

Full interior repaint,



All new light fixtures,

Updated fireplace surround,

New faucets, cabinet hardware, and door handles.

The exterior has also been freshly painted and features newer fencing, a concrete patio, matching storage shed, and mature landscaping with perennial gardens and aspen trees. The oversized, heated double garage offers extra storage and the long driveway provides space for RV or additional parking.

With great schools, parks, shopping, and easy access to major routes nearby, this is a fantastic opportunity to own a move-in ready home in a quiet, well-connected community.

Built in 1997

### **Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2232498    |
| Price          | \$849,950   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,849       |
| Acres          | 0.12        |
| Year Built     | 1997        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### **Community Information**

|             |                           |
|-------------|---------------------------|
| Address     | 95 Sierra Nevada Green Sw |
| Subdivision | Signal Hill               |

|             |         |
|-------------|---------|
| City        | Calgary |
| County      | Calgary |
| Province    | Alberta |
| Postal Code | T3H 3R2 |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Chandelier, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Tankless Hot Water, Vinyl Windows |
| Appliances        | Dishwasher, Gas Range, Microwave, Oven, Refrigerator, Washer/Dryer   |
| Heating           | Forced Air   |
| Cooling           | None   |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Wood Burning   |
| Has Basement      | Yes  |
| Basement          | Finished, Full   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior Features | Private Yard, Storage   |
| Lot Description   | Back Yard, Corner Lot, Front Yard, Garden, Lawn, Low Maintenance Landscape, Many Trees, Private |
| Roof              | Asphalt   |
| Construction      | Stucco, Wood Frame  |
| Foundation        | Poured Concrete   |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 18th, 2025 |
| Days on Market | 61              |
| Zoning         | R-CG            |

### Listing Details

|                |                                 |
|----------------|---------------------------------|
| Listing Office | Stonemere Real Estate Solutions |
|----------------|---------------------------------|

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.