

# \$629,900 - 12 Sierra Morena Way Sw, Calgary

MLS® #A2248656

**\$629,900**

2 Bedroom, 3.00 Bathroom, 1,333 sqft  
Residential on 0.11 Acres

Signal Hill, Calgary, Alberta

First time on market! Here is your chance to own a lovely semi-detached bungalow with NO CONDO FEES yet enjoy landscaping and snow removal. A special residence offering over 2100 SF of living space in one of the most sought after areas of Signal Hill.

Wonderful main level features a formal living room with bayed window overlooking the front yard and large dining room for family gatherings. Towards the back of the home is the gracious kitchen area with breakfast bar, dining nook and serene family room w/gas fireplace + built-in bookcase. The principle bedroom is a delight with large walk-in closet and a 4-piece ensuite bath (soaker tub too!). A 2-piece guest bath, main floor laundry and access to your private yard. The lower level offers a large recreational space, second large bedroom and 4-piece bath. Huge utility room offers future development potential or ideal storage. Double attached garage, new roof 2024, paved lane to garage and low monthly HOA of \$150.00 for lawn care and snow removal. This residence is in beautiful condition and was used as a family office space. Enjoy all the amenities of the area including walking/bike paths, West Hills shops, parks, playgrounds, bus/LRT, easy access to Stoney Trail and HWY 8 to Bragg Creek. No age or pet restrictions. Come see!!

Built in 1993

## Essential Information



MLS® #	A2248656
Price	\$629,900
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,333
Acres	0.11
Year Built	1993
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bungalow
Status	Active

### **Community Information**

Address	12 Sierra Morena Way Sw
Subdivision	Signal Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 3E4

### **Amenities**

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Bookcases, Breakfast Bar, Central Vacuum, No Animal Home, No Smoking Home, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer, Water Softener, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas
Has Basement	Yes

Basement Finished, Full

## Exterior

Exterior Features Private Entrance, Private Yard

Lot Description Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Landscaped, Lawn, Paved, Street Lighting

Roof Asphalt Shingle

Construction Stucco, Wood Frame

Foundation Poured Concrete

## Additional Information

Date Listed August 14th, 2025

Days on Market 1

Zoning R-CG

HOA Fees 150

HOA Fees Freq. MON

## Listing Details

Listing Office RE/MAX Realty Professionals

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