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

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 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 over looks 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 its 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.







## **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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