

# \$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

**\*\* Open House Sunday August 24th 1:00-2:30\*\*.** 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	6
Zoning	R-CG
HOA Fees	150
HOA Fees Freq.	MON

## Listing Details

Listing Office	RE/MAX Realty Professionals
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