

\$699,900 - 167 Sierra Morena Terrace Sw, Calgary

MLS® #A2207245

\$699,900

3 Bedroom, 3.00 Bathroom, 1,402 sqft
Residential on 0.14 Acres

Signal Hill, Calgary, Alberta

This beautifully maintained villa bungalow is nestled on a quiet cul-de-sac in the heart of the highly sought-after SW community of Signal Hill. Located on a large heavily treed lot, this property is within walking distance to the many shops, restaurants and grocery stores in Signal Hill Shopping Centre, and is surrounded by high-quality amenities such as West Side Rec Centre, Suntera Market, 69 Street LRT station and several of Calgary's top schools including Rundle College, Menno Simmons School & Ambrose University. Offering a double attached garage, this home boasts gleaming hardwood floors throughout the main living area, and a spacious floor plan that includes a formal Living/Dining room area w/vaulted ceilings and sunny south-facing kitchen with an abundance of upper cabinets, island and cozy breakfast nook. The primary bedroom boasts a vaulted ceiling and is complete with walk in closet and luxurious ensuite offering dual sinks, separate shower and large soaker tub. The second bedroom is privately located away from the primary bedroom and has easy access to the second bathroom. Spacious main floor laundry finishes this level. Downstairs is ideal for older kids or guests with a generous sized 3rd bedroom, 4-piece bathroom and huge family room with cozy gas fireplace. There is still more space for future development and includes an abundance of storage space. The home is complete with a large maintenance free rear deck, a quiet setting overlooking the serene



backyard. The Home Owners Association takes care of your snow removal and lawn care, allowing you the freedom year round to lock & go. An absolute must see!

Built in 1991

Essential Information

| | |
|----------------|------------------------|
| MLS® # | A2207245 |
| Price | \$699,900 |
| Bedrooms | 3 |
| Bathrooms | 3.00 |
| Full Baths | 3 |
| Square Footage | 1,402 |
| Acres | 0.14 |
| Year Built | 1991 |
| Type | Residential |
| Sub-Type | Semi Detached |
| Style | Side by Side, Bungalow |
| Status | Active |

Community Information

| | |
|-------------|------------------------------|
| Address | 167 Sierra Morena Terrace Sw |
| Subdivision | Signal Hill |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3H 3A2 |

Amenities

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

Interior

| | |
|-------------------|--|
| Interior Features | No Smoking Home, Storage |
| Appliances | Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings |

| | |
|-----------------|-------------------------|
| Heating | Forced Air, Natural Gas |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|--|
| Exterior Features | Garden |
| Lot Description | Cul-De-Sac, Fruit Trees/Shrub(s), Landscaped, Street Lighting, Treed |
| Roof | Asphalt Shingle |
| Construction | Stone, Stucco |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | April 2nd, 2025 |
| Days on Market | 2 |
| Zoning | R-CG |
| HOA Fees | 200 |
| HOA Fees Freq. | MON |

Listing Details

| | |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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