# \$475,000 - 325 Sierra Morena Green Sw, Calgary

MLS® #A2229756

## \$475,000

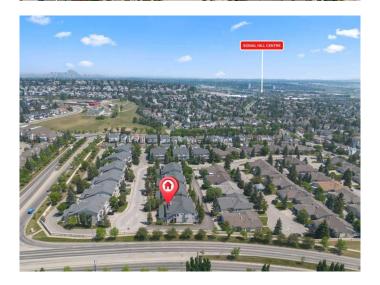
2 Bedroom, 2.00 Bathroom, 1,460 sqft Residential on 0.00 Acres

Signal Hill, Calgary, Alberta

Location, location! Welcome to 325 Sierra Morena Green SW, a charming bungalow-style townhouse nestled in the community of Signal Hill! This beautifully maintained home offers over 1,400 sqft of thoughtfully designed living space, featuring 2 spacious bedrooms, 2 bathrooms, and a double attached garage with steps leading to convenient entryway mudroom. Step into a bright, airy layout with soaring ceilingsâ€"some vaulted and others accented with elegant feature designsâ€"that create a welcoming and open atmosphere. The heart of the home is the large kitchen, complete with updated stainless-steel appliances, perfect for entertaining or cozy evenings in. The living room is warm and inviting, with direct access to a balcony boasting stunning west-facing mountain and scenic views. The spacious primary bedroom offers a peaceful retreat with more breathtaking views, a generous walk-in closet, and a stylish ensuite with an oversized vanity and walk-in shower. A second private bedroom, adjacent 4-piece bath, and separate laundry room complete the interior. Parking is a breeze with a full driveway and attached garageâ€"totaling 4 parking spots. Located just minutes from top-rated schools, Westhills Shopping Centre, Signal Hill Centre, restaurants, grocery stores, transit, and quick access to both downtown and the mountains via the new Stoney Trailâ€"this is truly a prime location! This spotless home is a must-see, so don't waitâ€"book your private showing







#### Built in 1994

#### **Essential Information**

MLS® # A2229756 Price \$475,000

Bedrooms 2
Bathrooms 2.00
Full Baths 2

Square Footage 1,460
Acres 0.00
Year Built 1994

Type Residential

Sub-Type Row/Townhouse

Style Bungalow

Status Active

# **Community Information**

Address 325 Sierra Morena Green Sw

Subdivision Signal Hill
City Calgary
County Calgary
Province Alberta
Postal Code T3H3H8

#### **Amenities**

Amenities None Parking Spaces 4

Parking Double Garage Attached

# of Garages 2

#### Interior

Interior Features See Remarks, Vaulted Ceiling(s)

Appliances Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer,

Window Coverings

Heating Forced Air, Natural Gas

Cooling None Basement None

### **Exterior**

Exterior Features Balcony

Lot Description See Remarks

Roof Asphalt Shingle

Construction Stucco

Foundation Poured Concrete

## **Additional Information**

Date Listed June 10th, 2025

Days on Market 10

Zoning M-C1 d75

# **Listing Details**

Listing Office Royal LePage Solutions

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