

# \$564,700 - 19 Sierra Morena Landing Sw, Calgary

MLS® #A2223338

**\$564,700**

2 Bedroom, 4.00 Bathroom, 1,620 sqft

Residential on 0.05 Acres

Signal Hill, Calgary, Alberta

This freshly renovated 2-storey townhouse offers over 1,600 sq ft of thoughtfully designed living space in the sought-after community of Signal Hill. With 2 spacious bedrooms, each with its own walk-in closet and private ensuite, it's an ideal fit for professionals, downsizers, or anyone seeking low-maintenance comfort and style.

You'll appreciate the attention to detail throughout, including new hardwood flooring, designer colour selections, and a warm, inviting layout. The updated kitchen features granite countertops and a glass tile backsplash, opening to a bright breakfast nook, while a separate dining room provides space for more formal meals. A gas fireplace creates a cozy focal point in the living area.

The finished lower level includes a versatile recreation room, perfect for a media setup, gym, or home office. An attached garage, generous storage, and a quiet, well-maintained complex complete the package – all just minutes from Westhills shopping, transit, and green spaces.

Built in 1999

## Essential Information

MLS® # A2223338

Price \$564,700



Bedrooms	2
Bathrooms	4.00
Full Baths	2
Half Baths	2
Square Footage	1,620
Acres	0.05
Year Built	1999
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	19 Sierra Morena Landing Sw
Subdivision	Signal Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 4K3

### Amenities

Amenities	Visitor Parking
Parking Spaces	2
Parking	Double Garage Attached, Front Drive
# of Garages	2

### Interior

Interior Features	Closet Organizers, Granite Counters, High Ceilings, Open Floorplan, Walk-In Closet(s)
Appliances	Built-In Oven, Dishwasher, Microwave, Range Hood, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Partial, Walk-Out

### Exterior

Exterior Features	Other
Lot Description	Landscaped, Treed
Roof	See Remarks
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 22nd, 2025
Days on Market	39
Zoning	R-CG

### **Listing Details**

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.