

\$649,900 - 42 Sierra Morena Green Sw, Calgary

MLS® #A2260653

\$649,900

3 Bedroom, 3.00 Bathroom, 1,333 sqft

Residential on 0.10 Acres

Signal Hill, Calgary, Alberta

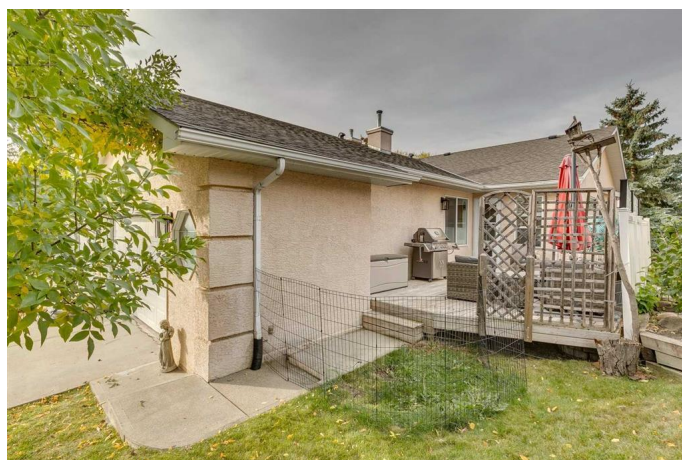
This lovely Villa is in the prestigious community of Signal Hill. Not a Condo, but as part of the villas West Homeowners Association, for a low monthly fee, lawn and snow maintenance are all taken care of for you.

On the main level, you enter into a living room with a gas fireplace and large dining area. To your right is the large primary bedroom with a walk-in closet and 3-piece ensuite bathroom. To the rear is a lovely kitchen with quartz counters, stainless steel appliances, a pantry, and a kitchen island with a breakfast bar. A flexible family area is here too, and the back door (with a doggy door) leads to a deck and a gas hookup for the barbeque. The second bedroom is also at the back along with another 4-piece bathroom. Through the laundry room, is access to the large double attached garage. Downstairs, you will find a huge recreational area with barn doors – should you want to close off additional space for guests or privacy. A 3rd bedroom, another 3-piece bathroom and a den/storage room.

Built in 1995

Essential Information

| | |
|-----------|-----------|
| MLS® # | A2260653 |
| Price | \$649,900 |
| Bedrooms | 3 |
| Bathrooms | 3.00 |



| | |
|----------------|------------------------|
| Full Baths | 3 |
| Square Footage | 1,333 |
| Acres | 0.10 |
| Year Built | 1995 |
| Type | Residential |
| Sub-Type | Semi Detached |
| Style | Side by Side, Bungalow |
| Status | Active |

Community Information

| | |
|-------------|---------------------------|
| Address | 42 Sierra Morena Green Sw |
| Subdivision | Signal Hill |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3H 3E4 |

Amenities

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

Interior

| | |
|-------------------|---|
| Interior Features | Breakfast Bar, Kitchen Island, No Smoking Home, Pantry, Quartz Counters |
| Appliances | Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating | Fireplace(s), Forced Air, Natural Gas |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|-----------------------------------|
| Exterior Features | BBQ gas line |
| Lot Description | Back Lane, Cul-De-Sac, Front Yard |

| | |
|--------------|--------------------|
| Roof | Asphalt |
| Construction | Stucco, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|----------------------|
| Date Listed | September 29th, 2025 |
| Days on Market | 1 |
| Zoning | R-CG |
| HOA Fees | 170 |
| HOA Fees Freq. | MON |

Listing Details

| | |
|----------------|-------------------------------|
| Listing Office | Century 21 Bamber Realty LTD. |
|----------------|-------------------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.