

# \$659,900 - 145 Sierra Morena Green Sw, Calgary

MLS® #A2248155

**\$659,900**

3 Bedroom, 3.00 Bathroom, 1,488 sqft

Residential on 0.11 Acres

Signal Hill, Calgary, Alberta

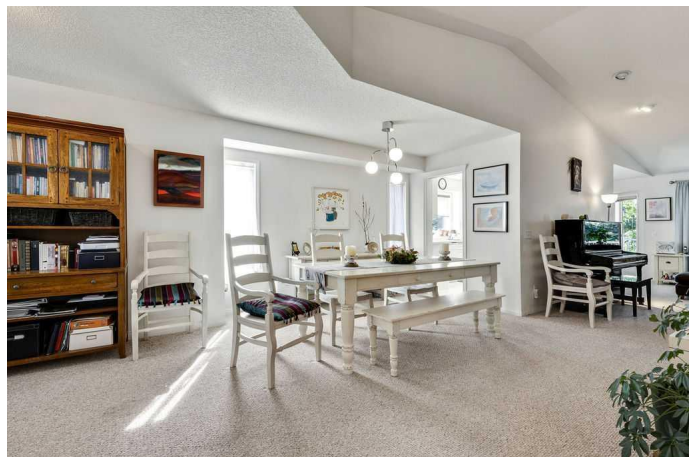
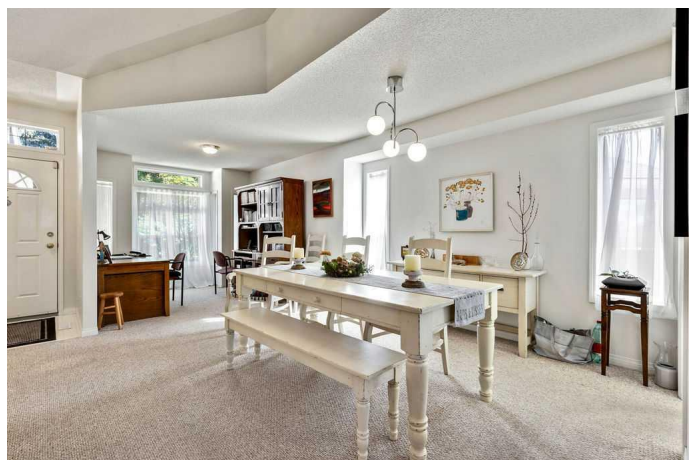
Are you looking to downsize into something smaller but do not want to go condo? This villa style bungalow is perfect for you! Enjoy the feeling of a house and do not worry about shovelling snow or maintaining a yard. Located on a quiet cul de sac a short drive or walk to the shopping of West Hills. The spacious 2+1 bedroom plan boasts vaulted ceilings on the main floor that make it feel even bigger than it is. The heart of the main floor is the living room that faces the rear of the house and is centered around a gas fireplace. Enjoy breakfast in the nook and then have family dinners in the huge formal dining room. Retreat to the spacious master bedroom that boasts a walk in closet and a three piece en suite that has a skylight. Need more space? The fully finished walk out level has a massive rec room, bedroom, and full bath. The common space in this development is governed by a homeowners' association, which offers more freedom than a typical condo development. You will love living on the West Hill being close to almost everything. These units do not come on the market often. Do not miss it!

Built in 1993

## Essential Information

MLS® # A2248155

Price \$659,900



|                |                     |
|----------------|---------------------|
| Bedrooms       | 3                   |
| Bathrooms      | 3.00                |
| Full Baths     | 2                   |
| Half Baths     | 1                   |
| Square Footage | 1,488               |
| Acres          | 0.11                |
| Year Built     | 1993                |
| Type           | Residential         |
| Sub-Type       | Semi Detached       |
| Style          | Side by Side, Villa |
| Status         | Active              |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 145 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 | Vaulted Ceiling(s)                                                          |
| Appliances        | Dishwasher, Dryer, Oven, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air                                                                  |
| Cooling           | None                                                                        |
| Fireplace         | Yes                                                                         |
| # of Fireplaces   | 1                                                                           |
| Fireplaces        | Gas                                                                         |
| Has Basement      | Yes                                                                         |
| Basement          | Finished, Full, Walk-Out                                                    |

### Exterior

|                   |                                    |
|-------------------|------------------------------------|
| Exterior Features | None                               |
| Lot Description   | Landscaped, Rectangular Lot, Treed |
| Roof              | Asphalt Shingle                    |
| Construction      | Stone, Stucco, Wood Frame          |
| Foundation        | Poured Concrete                    |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 13th, 2025 |
| Days on Market | 1                 |
| Zoning         | R-CG              |
| HOA Fees       | 150               |
| HOA Fees Freq. | MON               |

### **Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Solutions |
|----------------|------------------------|

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