

\$615,000 - 309 Sierra Morena Green Sw, Calgary

MLS® #A2208428

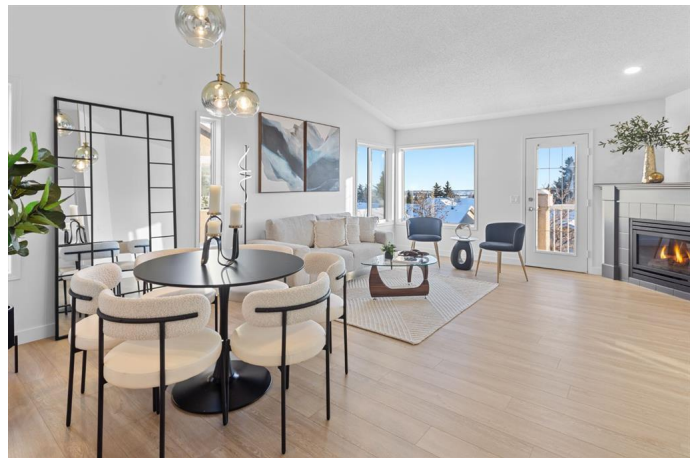
\$615,000

2 Bedroom, 2.00 Bathroom, 1,369 sqft

Residential on 0.00 Acres

Signal Hill, Calgary, Alberta

WATCH THE VIDEO TOUR! NO AGE RESTRICTIONS! As soon as you enter youâ€™ll notice that there is NOTHING like this in SW Calgary for under \$620K. You have brand new LVP flooring, space for a breakfast nook & these gorgeous vaulted ceilings accentuate your new custom designed kitchen w/ hidden cabinet drawers for a clean look that maximizes storage, 2-toned cabinets w/ white oak uppers, a classic yet beautiful backsplash, a window over your sink, quartz countertops, undermount lighting & new appliances - be sure to open your fridge! Straight ahead, is your sunlit family/dining room w/ space to host up to 8 people & decorative transom windows. Youâ€™ll fall in love w/ the 12ft ceilings, the expansive views & a large living room w/ a corner gas fireplace. A door leads to your private S-facing balcony where youâ€™ll love watching the sunset w/ mountain views to the west. Back inside, youâ€™ll notice that the entire place has just been painted & you have a TV outlet in your living room. Around the corner, is your primary bedroom, staged w/ a Queen Bed but could comfortably fit a King w/ nightstands & extra furniture. Your renovated ensuite is a life upgrade. Between the XL vanity w/ quartz countertops, lighting & elegant touches like the brushed gold hardware, the waterfall faucet & new shower w/ a rainfall showerhead (shower glass sliding door just installed) & a handheld spray. Last but not least, you have a large walk-in closet. Leaving your primary bedroom & down the hall,



youâ€™ll find an additional bed/bath. Your guest bathroom ft. a new tub, matte black shower fixtures & easy to clean tile w/ a niche, new toilets in both bathrooms, another great vanity & a medicine cabinet. Outside youâ€™ll find a hallway w/ a door leading to your 2nd bedroom, on opposite sides of the primary. This room is spacious, it could sleep 2 kids; perfect for your teenager, act as a guest room or be used as a private office. Back in the hall, youâ€™ll find a coat closet, your laundry room just across w/ a new washer/dryer, upper cabinets & even a linen closet in this room. Straight ahead is your furnace room w/ storage space. Your HE Furnace & hot water tank were both installed in 2023, central vac. & 100amp panel. A door leads down (by stairs) to your 20' x 21.5' garage that's drywalled/insulated, giving you room to comfortably park 2 cars + 2 more on the driveway, overhead space for storage & even has space for a workshop. This townhouse comes w/ blinds in the beds, no carpet throughout, NO AGE limit, the windows were upgraded in 2022, roof replaced in 2021 & you have year-round maintenance meaning no shovelling or cutting grass. You're 15mins to downtown, 26mins to Brag Creek, 1 hr to Banff & Canmore, w/ an easy commute via the ring road. You're surrounded by prestigious schools, Golf Courses nearby, the Westside Rec. Centre w/in a 4min drive along w/ 69th St. Train Station, the Aspen, Westhills & Signal Hill Shopping centre along w/ Richmond Square. WATCH THE VIDEO!

Built in 1994

Essential Information

| | |
|----------|-----------|
| MLS® # | A2208428 |
| Price | \$615,000 |
| Bedrooms | 2 |

| | |
|----------------|---------------|
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,369 |
| Acres | 0.00 |
| Year Built | 1994 |
| Type | Residential |
| Sub-Type | Row/Townhouse |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|----------------------------|
| Address | 309 Sierra Morena Green Sw |
| Subdivision | Signal Hill |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3H 3H8 |

Amenities

| | |
|----------------|---|
| Amenities | None |
| Parking Spaces | 4 |
| Parking | Concrete Driveway, Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Garage Faces Front, Insulated, Oversized, Secured |
| # of Garages | 2 |

Interior

| | |
|-------------------|---|
| Interior Features | Central Vacuum, Chandelier, Closet Organizers, High Ceilings, Open Floorplan, Quartz Counters, Recessed Lighting, Separate Entrance, Soaking Tub, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Stone Counters |
| Appliances | Dishwasher, Electric Stove, Microwave Hood Fan, Range Hood, Refrigerator, Washer/Dryer, Window Coverings |
| Heating | High Efficiency, Fireplace(s), Forced Air, Natural Gas |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas, Living Room, Mantle |
| Basement | None |

Exterior

| | |
|-------------------|---|
| Exterior Features | Balcony, Other |
| Lot Description | Cul-De-Sac, Front Yard, Landscaped, Low Maintenance Landscape, Rectangular Lot, Views |
| Roof | Asphalt Shingle |
| Construction | Stucco, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

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|----------------|-----------------|
| Date Listed | April 3rd, 2025 |
| Days on Market | 34 |
| Zoning | M-C1 |

Listing Details

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|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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