

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

MLS® #A2229756

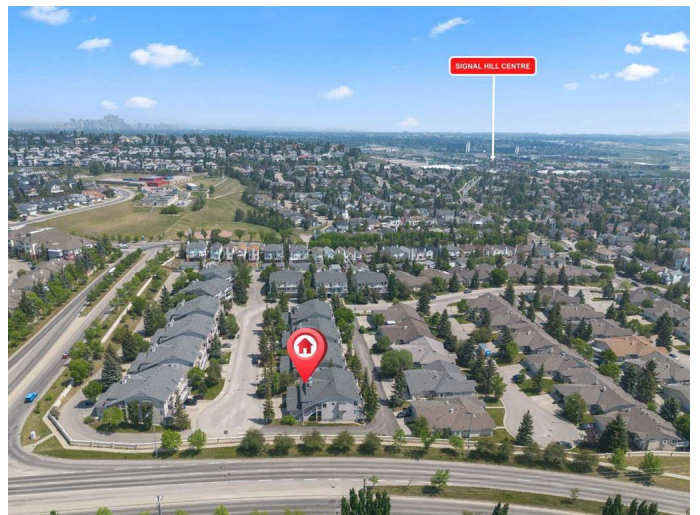
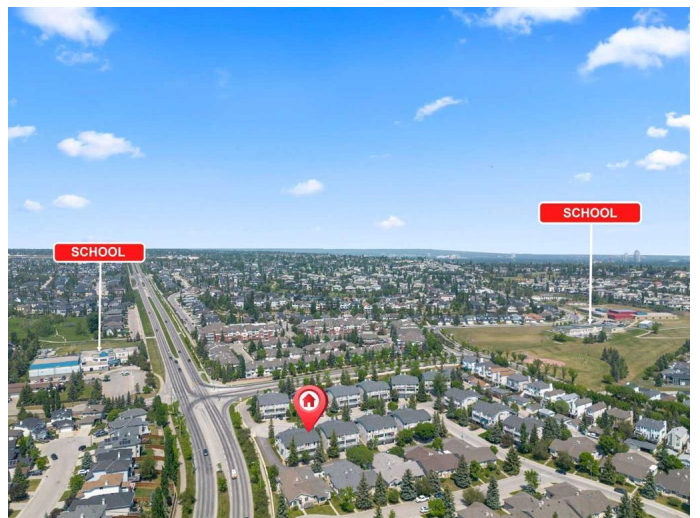
**\$475,000**

2 Bedroom, 2.00 Bathroom, 1,460 sqft

Residential on 0.00 Acres

Signal Hill, Calgary, Alberta

Location, location, 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 ceilings—some vaulted and others accented with elegant feature designs—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 garage—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 Trail—this is truly a prime location! This spotless home is a must-see, so don't wait—book your private showing



today and come experience all it has to offer!

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	42
Zoning	M-C1 d75

**Listing Details**

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

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.