

# **\$694,900 - 135 Sierra Morena Terrace Sw, Calgary**

MLS® #A2217919

**\$694,900**

4 Bedroom, 3.00 Bathroom, 1,509 sqft

Residential on 0.16 Acres

Signal Hill, Calgary, Alberta

This wonderfully well kept semi detached bi level situated in a quiet cul de sac. This spacious and developed home offers 4 bedrooms and 3 bathrooms. Bright and spacious with a well laid out functionality! Incredibly spacious kitchen with an amazing amount of counter and cupboard spaces also been updated with an amazing S/S appliance package and offers a sizeable and bright kitchen nook! Balcony off the nook also offers a gas line for BBQ weather! Main floor also consists of a formal dining area and living room. LARGE Primary bedroom offers a walk in closet with built ins, and a 5 piece ensuite with dual vanities, soaker tub and recently renovated stand alone shower. Sizeable second bedroom and 4 piece bath finish off the main floor. Bright and finished basement includes large family room, 2 additional bedrooms, 3 piece bath and large laundry room! Oversized heated double garage offers additional storage and room for projects! Furnace and H/W tank replaced in 2020, Shingles, Triple Pane windows and doors replaced in the past 6 months! A lovely vinyl covered wrap around deck is perfect for your summer enjoyment! Close to amenities in the West Hills shopping complex and major routes. HOA fee of \$200/month covers your landscaping and snow removal needs. Quick possession available! New RPR on order

Built in 1991



## Essential Information

MLS® #	A2217919
Price	\$694,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,509
Acres	0.16
Year Built	1991
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bi-Level
Status	Active

## Community Information

Address	135 Sierra Morena Terrace Sw
Subdivision	Signal Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 3A2

## Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached, Garage Faces Front
# of Garages	2

## Interior

Interior Features	Ceiling Fan(s), Central Vacuum, Closet Organizers, High Ceilings, No Animal Home, No Smoking Home, Soaking Tub, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas

Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Balcony, Private Entrance
Lot Description	Backs on to Park/Green Space, Low Maintenance Landscape, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 6th, 2025
Days on Market	7
Zoning	R-CG
HOA Fees	200
HOA Fees Freq.	MON

## Listing Details

Listing Office	First Place Realty
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