

**325 Sierra Morena Green SW**  
**Calgary, Alberta**

**MLS # A2229756**



**\$475,000**

<b>Division:</b>	Signal Hill		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,460 sq.ft.	<b>Age:</b>	1994 (31 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	See Remarks		

**Heating:** Forced Air, Natural Gas

**Floors:** Carpet, Ceramic Tile

**Roof:** Asphalt Shingle

**Basement:** None

**Exterior:** Stucco

**Foundation:** Poured Concrete

**Features:** See Remarks, Vaulted Ceiling(s)

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 604

**LLD:** -

**Zoning:** M-C1 d75

**Utilities:** -

**Inclusions:** Window curtains and Rods, Central Vacuum and system - as is, garage Remote, Water filtration system as-is

OPEN HOUSE SUNDAY 15 JUNE 2025 2 PM - 4 PM...!!! 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!