

# \$650,000 - 309 Sierra Morena Green Sw, Calgary

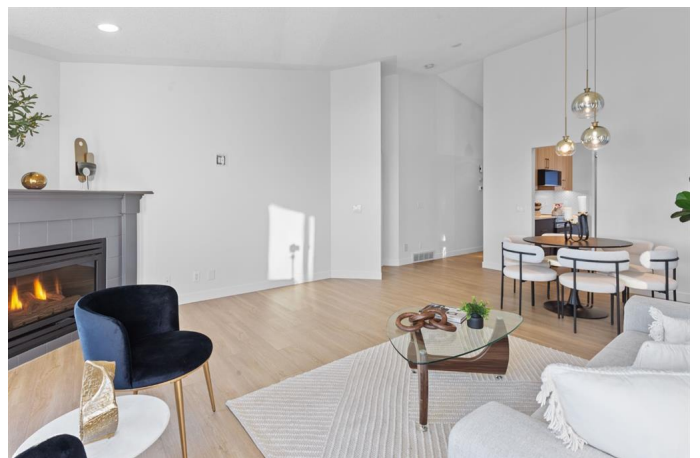
MLS® #A2195492

**\$650,000**

2 Bedroom, 2.00 Bathroom, 1,369 sqft  
Residential on 0.00 Acres

Signal Hill, Calgary, Alberta

NO AGE RESTRICTIONS! Do you prefer to live in SW Calgary, but can't find anything affordable that isn't a total reno project? Well, this townhouse is about to blow your mind! As soon as you enter you'll notice that there is nothing like this in SW Calgary for under \$700K. 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. Straight ahead, is your sunlit family/dining room w/ space to host up to 8 people & decorative transom windows. You'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 you'll love watching the sunset w/ mountain views to the west. Back inside, you'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 & handheld spray. Last but not least, you have a



large walk-in closet. Leaving your primary bedroom & down the hall, you'll find an additional bed/bath. Your guest bathroom ft. a new tub, matte black shower & easy to clean tile w/ a niche, new toilets in both bathrooms, another great vanity & a medicine cabinet. Outside you'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, you'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 to your 20' x 21.5' garage that's dry walled/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, an 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® #	A2195492
Price	\$650,000

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	Dog Park, None
Parking Spaces	4
Parking	Double Garage Attached, Garage Door Opener, Driveway, Front Drive, Garage Faces Front, Insulated, Oversized
# of Garages	2

### Interior

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

### Exterior

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

### **Additional Information**

Date Listed	February 21st, 2025
Days on Market	18
Zoning	M-C1

### **Listing Details**

Listing Office	RE/MAX First
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