\$600,000 - 154 Sierra Morena Green Sw, Calgary

MLS® #A2269970

\$600,000

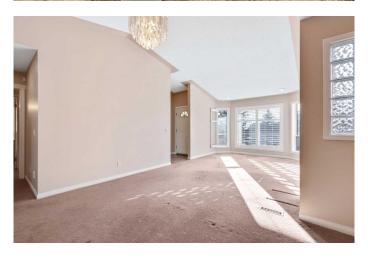
2 Bedroom, 3.00 Bathroom, 1,337 sqft Residential on 0.15 Acres

Signal Hill, Calgary, Alberta

Open House Saturday November 15 from noon-3 pm Opportunity knocks in this detached Signal Hill bungalow villa! Imagine convenient single-level living with main floor laundry - but with almost 1,000 extra square feet in the basement for guests, movie or game nights, and hosting extended family and friends. And, the low monthly HOA fee means you don't have to mow your own lawn or shovel your own snow. This detached bungalow presents a great opportunity for buyers who want to put their own cosmetic touches on their new home. The furnace, shingles, and hot water tank have all been replaced in the past 3-5 years so you can focus on your personal design touches. Entering from the front door, you'll find a spacious south-facing living room and formal dining area with vaulted ceilings, and there there are multiple large windows on two walls that let in loads of natural light. If you enter the home from the back patio, you'll find a cozy kitchen, breakfast nook, and family room with a gas fireplace. The primary bedroom easily fits a king-sized bedroom set, and you'll enjoy the ample walk-in closet and 4-piece ensuite. A 2-piece powder room and laundry / mud room rounds out the main floor. The basement is finished with another full bathroom as well as a large second bedroom and a rec room with a wet bar. This home features vinyl windows all of which have custom shutters, and the shingles were replaced within the past 5 years. The attached double garage has







room for two vehicles, plus extra space for a workshop or storage, and your personal driveway fits another two vehicles. The Villas West development has convenient access to Calgary's Ring Road, plus extensive shopping opportunities nearby at Signal Hill and Westhills, and the Westside Rec Centre and 69 St SW C-Train station are less than a 10-minute drive away. Book a showing with your favourite REALTOR(R) today.

Built in 1993

Essential Information

MLS® # A2269970 Price \$600,000

Bedrooms 2
Bathrooms 3.00
Full Baths 2

Half Baths 1

Square Footage 1,337 Acres 0.15 Year Built 1993

Type Residential
Sub-Type Detached
Style Bungalow
Status Active

Community Information

Address 154 Sierra Morena Green Sw

Subdivision Signal Hill
City Calgary
County Calgary
Province Alberta
Postal Code T3H 3E4

Amenities

Amenities None Parking Spaces 4

Parking Double Garage Attached

of Garages 2

Interior

Interior Features Bar, Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum,

Vaulted Ceiling(s)

Appliances Dishwasher, Dryer, Electric Stove, Garage Control(s), Refrigerator,

Washer

Heating Forced Air

Cooling None

Fireplace Yes

of Fireplaces 1

Fireplaces Gas
Has Basement Yes
Basement Full

Exterior

Exterior Features Other

Lot Description Back Lane, Cul-De-Sac

Roof Asphalt Shingle

Construction Stucco, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed November 11th, 2025

Zoning R-CG HOA Fees 169 HOA Fees Freq. MON

Listing Details

Listing Office CIR Realty

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