

\$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 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
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.