

# \$564,700 - 19 Sierra Morena Landing Sw, Calgary

MLS® #A2223338

**\$564,700**

2 Bedroom, 4.00 Bathroom, 1,620 sqft

Residential on 0.05 Acres

Signal Hill, Calgary, Alberta

This freshly renovated 2-storey home offers over 1,600 sq ft of thoughtfully designed living space in the sought-after community of Signal Hill. With 2 spacious bedrooms, each with its own walk-in closet and private ensuite, it's an ideal fit for professionals, downsizers, or anyone seeking low-maintenance comfort and style.

You'll appreciate the attention to detail throughout, including new hardwood flooring, designer colour selections, and a warm, inviting layout. The updated kitchen features granite countertops and a glass tile backsplash, opening to a bright breakfast nook, while a separate dining room provides space for more formal meals. A gas fireplace creates a cozy focal point in the living area.

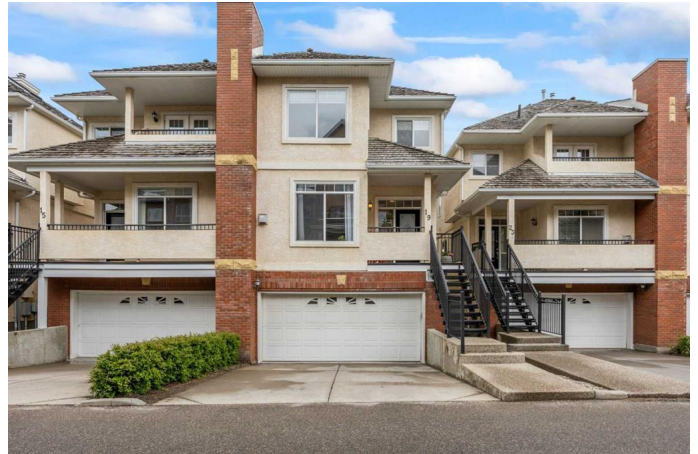
The finished lower level includes a versatile recreation room, perfect for a media setup, gym, or home office. An attached garage, generous storage, and a quiet, well-maintained complex complete the package – all just minutes from Westhills shopping, transit, and green spaces.

Built in 1999

## Essential Information

MLS® # A2223338

Price \$564,700



|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 2                      |
| Half Baths     | 2                      |
| Square Footage | 1,620                  |
| Acres          | 0.05                   |
| Year Built     | 1999                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

### Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 19 Sierra Morena Landing Sw |
| Subdivision | Signal Hill                 |
| City        | Calgary                     |
| County      | Calgary                     |
| Province    | Alberta                     |
| Postal Code | T3H 4K3                     |

### Amenities

|                |                                     |
|----------------|-------------------------------------|
| Amenities      | Visitor Parking                     |
| Parking Spaces | 2                                   |
| Parking        | Double Garage Attached, Front Drive |
| # of Garages   | 2                                   |

### Interior

|                   |                                                                                        |
|-------------------|----------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, Granite Counters, High Ceilings, Open Floorplan, Walk-In Closet(s)  |
| Appliances        | Dishwasher, Microwave, Range Hood, Refrigerator, Stove(s), Washer/Dryer, Built-In Oven |
| Heating           | Forced Air, Natural Gas                                                                |
| Cooling           | None                                                                                   |
| Fireplace         | Yes                                                                                    |
| # of Fireplaces   | 1                                                                                      |
| Fireplaces        | Gas, Living Room                                                                       |
| Has Basement      | Yes                                                                                    |
| Basement          | Finished, Partial, Walk-Out                                                            |

### Exterior

|                   |                           |
|-------------------|---------------------------|
| Exterior Features | Other                     |
| Lot Description   | Landscaped, Treed         |
| Roof              | See Remarks               |
| Construction      | Brick, Stucco, Wood Frame |
| Foundation        | Poured Concrete           |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 22nd, 2025 |
| Days on Market | 106            |
| Zoning         | R-CG           |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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