

# **\$515,000 - 305 Sierra Morena Green Sw, Calgary**

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MLS® #A2245992

**\$515,000**

2 Bedroom, 3.00 Bathroom, 1,246 sqft

Residential on 0.00 Acres

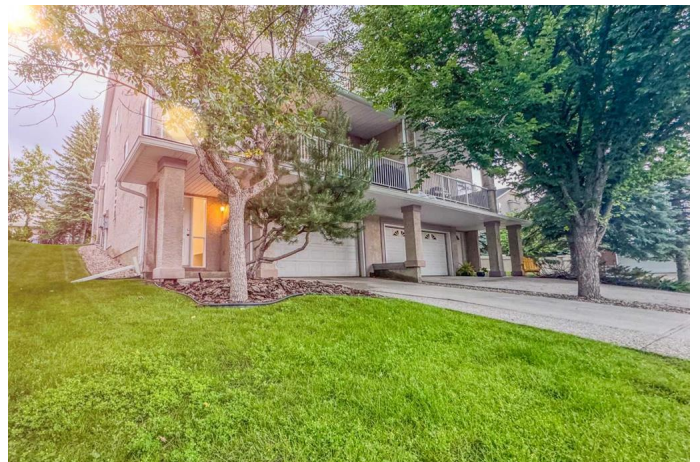
Signal Hill, Calgary, Alberta

This townhome on a quiet street has over 1900 sqft of living space and a 2-car garage. On the main floor, youâ€™ll see south-facing windows bringing in lots of natural light as well as a floor-to-ceiling stone fireplace. The kitchen has plenty of counter space and white cabinets, a breakfast nook that faces the front of the home. A new microwave hood and electric range stove as well as all appliances were swapped to stainless steel.

Also on the main floor, a primary bedroom with an ensuite and a second bedroom. For your laundry needs, the machine was recently replaced with an all-in-one washer-dryer set.

In the basement is a large family room/den, a 3-piece bathroom, lots of storage space, and a second access to the double garage.

Recent upgrades include fresh paint, vinyl flooring in the bedrooms and basement, a new garage door opener, a new electric range and dishwasher, and all 3 bathrooms are upgraded.



Located only minutes from a fire station, schools, and West Hills Shopping Centre. Donâ€™t miss out on this great opportunity to call this place home.

Built in 1994

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2245992      |
| Price          | \$515,000     |
| Bedrooms       | 2             |
| Bathrooms      | 3.00          |
| Full Baths     | 3             |
| Square Footage | 1,246         |
| Acres          | 0.00          |
| Year Built     | 1994          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | Bungalow      |
| Status         | Active        |

**Community Information**

|             |                            |
|-------------|----------------------------|
| Address     | 305 Sierra Morena Green Sw |
| Subdivision | Signal Hill                |
| City        | Calgary                    |
| County      | Calgary                    |
| Province    | Alberta                    |
| Postal Code | T3H 3H8                    |

**Amenities**

|                |                        |
|----------------|------------------------|
| Amenities      | Visitor Parking        |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

**Interior**

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Laminate Counters, No Animal Home, No Smoking Home, Storage |
|-------------------|----------------------------------------------------------------------------|

|                 |                                                              |
|-----------------|--------------------------------------------------------------|
| Appliances      | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator |
| Heating         | Fireplace(s), Forced Air                                     |
| Cooling         | None                                                         |
| Fireplace       | Yes                                                          |
| # of Fireplaces | 1                                                            |
| Fireplaces      | Gas                                                          |
| Has Basement    | Yes                                                          |
| Basement        | Finished, Partial                                            |

## Exterior

|                   |                       |
|-------------------|-----------------------|
| Exterior Features | Balcony, BBQ gas line |
| Lot Description   | Cul-De-Sac            |
| Roof              | Asphalt Shingle       |
| Construction      | Stucco, Wood Frame    |
| Foundation        | Poured Concrete       |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 13th, 2025 |
| Days on Market | 10                |
| Zoning         | M-C1 d75          |

## Listing Details

|                |                    |
|----------------|--------------------|
| Listing Office | First Place Realty |
|----------------|--------------------|

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