

# **\$868,000 - 6206 Sierra Morena Boulevard Sw, Calgary**

MLS® #A2226069

**\$868,000**

5 Bedroom, 4.00 Bathroom, 2,053 sqft  
Residential on 0.16 Acres

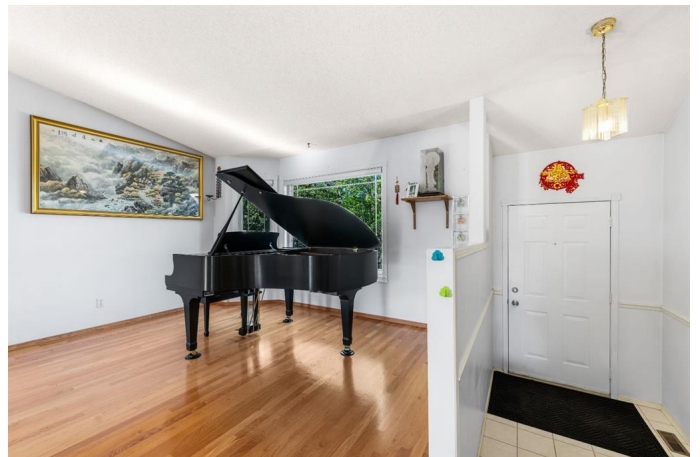
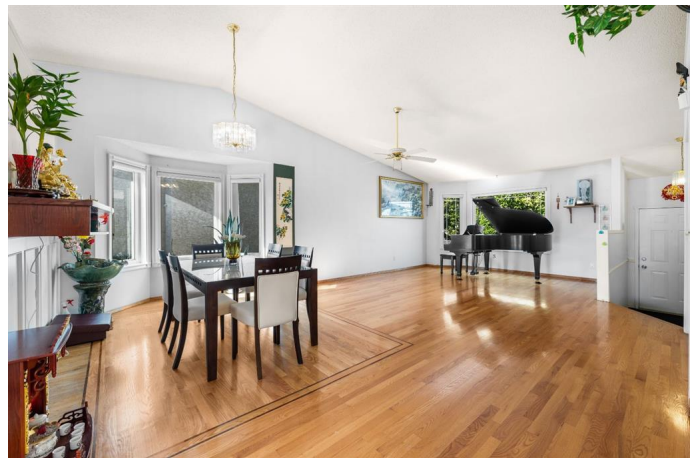
Signal Hill, Calgary, Alberta

Step into a home where space, sunlight, and a sense of community come together seamlessly. Situated on a sprawling reverse pie lot just steps from the shops and services of Signal Hill Centre, this 5-bedroom, 3.5-bathroom residence offers over 3,000 sq ft of living space designed to accommodate your evolving family life.

The moment you enter, natural light pours through the expansive front windows and vaulted ceilings in the formal living and dining areas. Hardwood floors span the entire main level, creating a warm, low-maintenance foundation for daily living. Whether youâ€™re hosting holiday dinners or simply enjoying a quiet evening, the open layout allows everyone to feel connected without sacrificing comfort or functionality.

At the heart of the home lies a beautifully updated kitchen, where morning sun filters through a charming breakfast nook. Granite countertops, rich cabinetry, and a thoughtful backsplash design make this space as practical as it is inviting. Adjacent to the kitchen, the sunken family room becomes the daily hubâ€”featuring a cozy fireplace and an elegant built-in wet bar thatâ€™s perfect for casual entertaining, evening cocktails, or family celebrations.

Step outside and discover a backyard thatâ€™s truly an extension of your living



space. Fully fenced and framed by mature trees, it offers both privacy and flexibility. Whether you're envisioning a trampoline, a garden oasis, or summer dinners on the deck, there's room for it all—and then some. With scenic walking paths just steps away, weekend strolls and evening walks become a part of your daily rhythm.

Upstairs, the private quarters are thoughtfully arranged. The spacious primary suite faces the backyard and includes a walk-in closet and a five-piece ensuite with a jetted tub—ideal for evening wind-downs. Two additional bedrooms and a shared 3-piece bathroom complete the upper floor, making it ideal for growing families or work-from-home setups.

The fully finished basement offers two additional bedrooms, another full bathroom, and a generous rec area ready for a home gym, media space, or teen hangout zone—giving everyone their own corner of the home to enjoy.

The oversized double attached garage offers ample space for vehicles and storage and connects directly to the laundry/mudroom. From here, a convenient side entrance leads out to the backyard, perfect for busy households or summer garden runs.

Framed with stucco siding and subtly accented with aluminum-trimmed windows, this home offers timeless curb appeal with thoughtful durability. With no carpet throughout, an abundance of natural light, and access to parks, transit, shops, and walkable green spaces, this is the kind of home where family stories begin—and where they grow, year after year.

Book your private showing today with your favourite Realtor!

Built in 1991

## Essential Information

MLS® #	A2226069
Price	\$868,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,053
Acres	0.16
Year Built	1991
Type	Residential
Sub-Type	Detached
Style	5 Level Split
Status	Active

## Community Information

Address	6206 Sierra Morena Boulevard Sw
Subdivision	Signal Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H2X8

## Amenities

Parking Spaces	4
Parking	Double Garage Attached, Driveway, Front Drive, Garage Faces Front, On Street
# of Garages	2

## Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Chandelier, Granite Counters, High Ceilings, Jetted Tub, Open Floorplan, Pantry, Recessed Lighting, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Family Room, Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Barbecue, Garden, Lighting, Private Yard
Lot Description	Back Yard, Front Yard, Gentle Sloping, Landscaped, Private, Reverse Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 30th, 2025
Days on Market	36
Zoning	R-CG

## Listing Details

Listing Office	RE/MAX Complete Realty
----------------	------------------------

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