# \$828,800 - 85 Sidon Crescent Sw, Calgary

MLS® #A2236110

# \$828,800

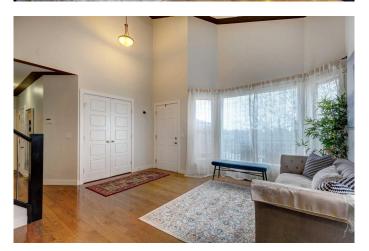
5 Bedroom, 4.00 Bathroom, 1,863 sqft Residential on 0.11 Acres

Signal Hill, Calgary, Alberta

This beautifully maintained above-grade home offers over 2,600 sq/ft of total living space. ideal for a growing family. Fully developed with 5 bedrooms and 3.5 bathrooms and large double attached garage. Nestled on a quiet crescent with a generous West-facing backyard, this property is full of potential! Step inside to soaring vaulted ceilings and a formal living room that flows into the elegant dining area. The large kitchen features custom cabinetry, quartz countertops, a tiled backsplash, coffered ceilings, a stainless steel appliance package, and bright windows that flood the space with natural light. The sunny breakfast nook opens directly to the west-facing backyard, perfect for morning coffee or evening relaxation. A cozy family room with an electric fireplace completes the main level. Upstairs, the spacious primary suite includes large windows, a roomy closet, and a private 4-piece ensuite. Three additional bedrooms are all bright and generously sized, each with ample closet space. A second 4-piece bathroom completes the upper floor. The finished basement includes a fifth bedroom, another 4-piece bathroom, a rec room, and plenty of storage space. Enjoy outdoor living with new decks at both the front and back of the home. This sought-after West Side location offers easy access to top-rated schools, including primary and middle schools, Calgary French and International School, and is just a short drive to Ernest Manning High School. You'II also be close to the







Westside Recreation Centre, shopping, dining, and have convenient access to downtown, the 69 St LRT, and Stoney Trail. Don't miss the opportunity to own this fantastic home in a prime location!

#### Built in 1989

## **Essential Information**

MLS® # A2236110 Price \$828,800

Bedrooms 5
Bathrooms 4.00
Full Baths 3
Half Baths 1

Square Footage 1,863 Acres 0.11 Year Built 1989

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

# **Community Information**

Address 85 Sidon Crescent Sw

Subdivision Signal Hill
City Calgary
County Calgary
Province Alberta
Postal Code T2H2C5

## **Amenities**

Parking Spaces 2

Parking Double Garage Attached

# of Garages 2

#### Interior

Interior Features Breakfast Bar, Kitchen Island, No Animal Home, No Smoking Home,

Open Floorplan, Quartz Counters

Appliances Dryer, Microwave, Range Hood, Refrigerator, Stove(s), Washer

Heating Forced Air, Natural Gas

Cooling None Fireplace Yes

# of Fireplaces 1

Fireplaces Brick Facing, Electric, Family Room

Has Basement Yes

Basement Finished, Full

### **Exterior**

Exterior Features None

Lot Description Back Yard, Front Yard, Landscaped

Roof Asphalt Shingle

Construction Stucco

Foundation Poured Concrete

# **Additional Information**

Date Listed July 2nd, 2025

Days on Market 3

Zoning R-CG

# **Listing Details**

Listing Office Sotheby's International Realty Canada

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.