

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

MLS® #A2245992

\$515,000

2 Bedroom, 3.00 Bathroom, 1,246 sqft

Residential on 0.00 Acres

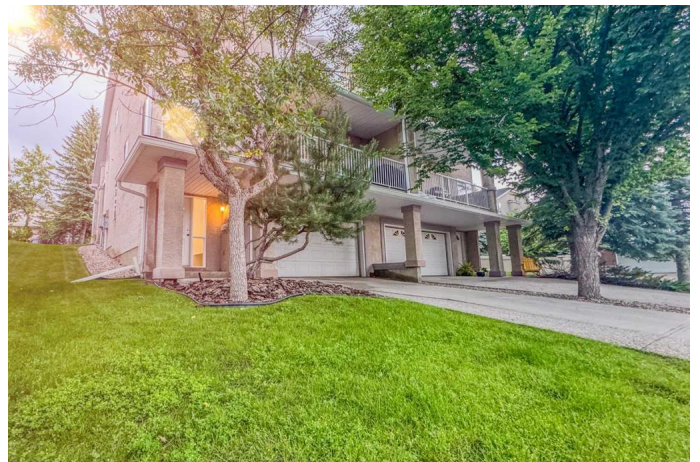
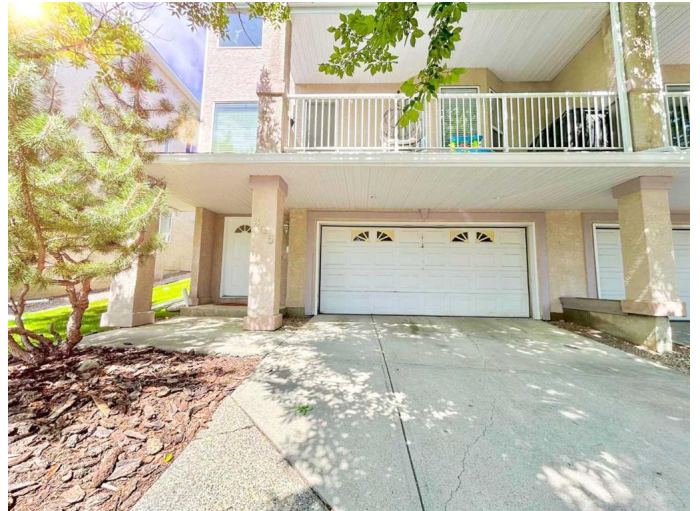
Signal Hill, Calgary, Alberta

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	32
Zoning	M-C1 d75

Listing Details

Listing Office	First Place 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.