

# \$699,900 - 167 Sierra Morena Terrace Sw, Calgary

MLS® #A2207245

**\$699,900**

3 Bedroom, 3.00 Bathroom, 1,402 sqft  
Residential on 0.14 Acres

Signal Hill, Calgary, Alberta

This beautifully maintained villa bungalow is nestled on a quiet cul-de-sac in the heart of the highly sought-after SW community of Signal Hill. Located on a large heavily treed lot, this property is within walking distance to the many shops, restaurants and grocery stores in Signal Hill Shopping Centre, and is surrounded by high-quality amenities such as West Side Rec Centre, Suntera Market, 69 Street LRT station and several of Calgary's top schools including Rundle College, Menno Simmons School & Ambrose University. Offering a double attached garage, this home boasts gleaming hardwood floors throughout the main living area, and a spacious floor plan that includes a formal Living/Dining room area w/vaulted ceilings and sunny south-facing kitchen with an abundance of upper cabinets, island and cozy breakfast nook. The primary bedroom boasts a vaulted ceiling and is complete with walk in closet and luxurious ensuite offering dual sinks, separate shower and large soaker tub. The second bedroom is privately located away from the primary bedroom and has easy access to the second bathroom. Spacious main floor laundry finishes this level. Downstairs is ideal for older kids or guests with a generous sized 3rd bedroom, 4-piece bathroom and huge family room with cozy gas fireplace. There is still more space for future development and includes an abundance of storage space. The home is complete with a large maintenance free rear deck, a quiet setting overlooking the serene



backyard. The Home Owners Association takes care of your snow removal and lawn care, allowing you the freedom year round to lock & go. An absolute must see!

Built in 1991

### **Essential Information**

MLS® #	A2207245
Price	\$699,900
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,402
Acres	0.14
Year Built	1991
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bungalow
Status	Active

### **Community Information**

Address	167 Sierra Morena Terrace Sw
Subdivision	Signal Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 3A2

### **Amenities**

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	No Smoking Home, Storage
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings

Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Garden
Lot Description	Cul-De-Sac, Fruit Trees/Shrub(s), Landscaped, Street Lighting, Treed
Roof	Asphalt Shingle
Construction	Stone, Stucco
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 2nd, 2025
Days on Market	2
Zoning	R-CG
HOA Fees	200
HOA Fees Freq.	MON

### **Listing Details**

Listing Office	eXp 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.