

\$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'll 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	11
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.