

# \$450,000 - 82 Sierra Morena Green Sw, Calgary

MLS® #A2262519

**\$450,000**

2 Bedroom, 2.00 Bathroom, 1,480 sqft

Residential on 0.00 Acres

Signal Hill, Calgary, Alberta

Very spacious one level Stacked townhouse, top corner unit with view of Mountains and Valley. 1480 sqft with 2 Bedrooms, 2 baths, double attached garage, updated carpeting and neutral wall paint. Updated furnace and tankless water heater. Master bedroom with large walkin closet and 3 pce Ensuite bath. Huge living/Dining room with sunny western views and a 19 ft long balcony overlooking western views of mountains and valley.

Built in 1994

## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2262519          |
| Price          | \$450,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 1,480             |
| Acres          | 0.00              |
| Year Built     | 1994              |
| Type           | Residential       |
| Sub-Type       | Row/Townhouse     |
| Style          | Stacked Townhouse |
| Status         | Active            |

## Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 82 Sierra Morena Green Sw |
| Subdivision | Signal Hill               |



|             |         |
|-------------|---------|
| City        | Calgary |
| County      | Calgary |
| Province    | Alberta |
| Postal Code | T3H 3E5 |

### Amenities

|                |                                                                         |
|----------------|-------------------------------------------------------------------------|
| Amenities      | None                                                                    |
| Parking Spaces | 4                                                                       |
| Parking        | Concrete Driveway, Double Garage Attached, Garage Faces Rear, Insulated |
| # of Garages   | 2                                                                       |

### Interior

|                   |                                                                                                   |
|-------------------|---------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Central Vacuum, No Animal Home, No Smoking Home, Tankless Hot Water               |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer |
| Heating           | Forced Air, Natural Gas                                                                           |
| Cooling           | None                                                                                              |
| # of Stories      | 2                                                                                                 |
| Has Basement      | Yes                                                                                               |
| Basement          | See Remarks                                                                                       |

### Exterior

|                   |                                          |
|-------------------|------------------------------------------|
| Exterior Features | Balcony, Private Entrance                |
| Lot Description   | Back Lane, Cul-De-Sac, Landscaped, Level |
| Roof              | Asphalt Shingle                          |
| Construction      | Stucco, Wood Frame                       |
| Foundation        | Poured Concrete                          |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 17th, 2025 |
| Days on Market | 6                  |
| Zoning         | M-C1 d75           |

### Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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.