

309 Sierra Morena Green SW
Calgary, Alberta

MLS # A2179146



\$460,000

Division:	Signal Hill		
Type:	Residential/Four Plex		
Style:	Bungalow		
Size:	1,368 sq.ft.	Age:	1994 (30 yrs old)
Beds:	2	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Front Yard, Low Maintenance Landscape, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 575
Basement:	None	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, High Ceilings, Laminate Counters, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: N/A

****Join us at our open house this Saturday, November 23, from 1-4pm**** Nestled in the highly desirable Signal Hill community, this stunning top-floor end-unit offers an abundance of natural light and soaring vaulted ceilings. The open concept floor plan, spacious balcony, and cozy gas fireplace make hosting get-togethers a breeze. The primary bedroom features vaulted ceilings, a private ensuite bathroom and a walk-in closet, making it the ideal retreat. The second bedroom and full bathroom are tucked away from the primary bedroom, creating the perfect private space for guests. A double attached garage provides ample parking and storage, while the recently installed new furnace and hot water tank ensure peace of mind. The home is located in a quiet neighborhood free from street noise, offering a tranquil setting to relax and unwind. Enjoy easy access to the mountains for weekend escapes, and take advantage of nearby access to Stoney Trail and the LRT station. Shopping and restaurants are only minutes away. Don't miss your chance to call this exceptional property your home. Call your favourite realtor to book a showing today!