

# \$475,000 - 325 Sierra Morena Green Sw, Calgary

MLS® #A2229756

**\$475,000**

2 Bedroom, 2.00 Bathroom, 1,460 sqft

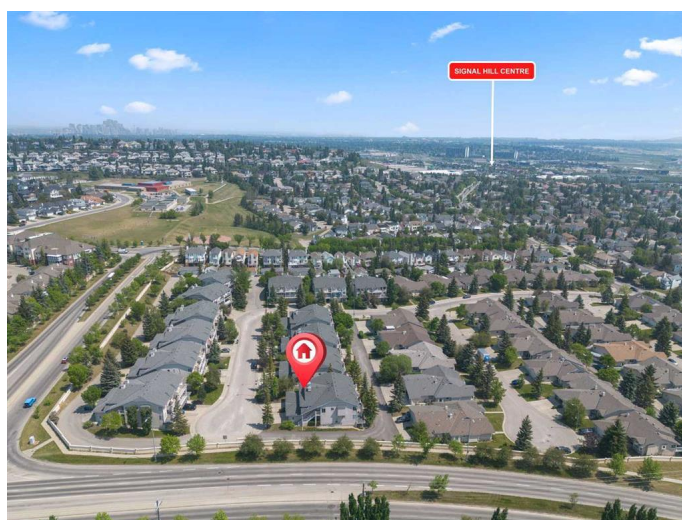
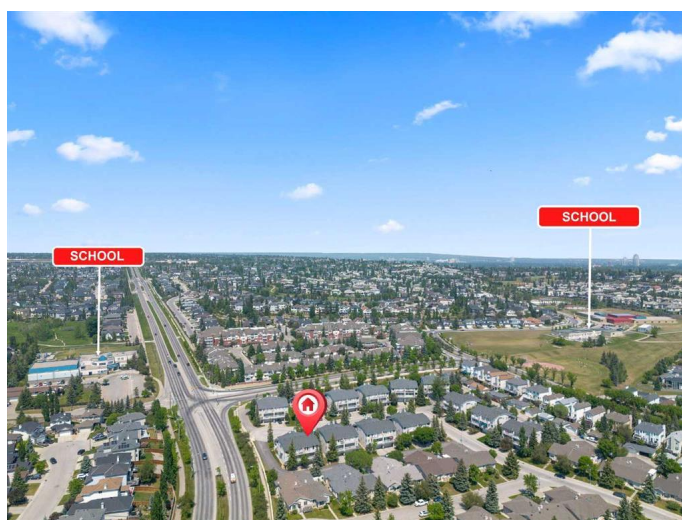
Residential on 0.00 Acres

Signal Hill, Calgary, Alberta

OPEN HOUSE SUNDAY 15 JUNE 2025 2 PM

- 4 PM...!!! Location, location, location!

Welcome to 325 Sierra Morena Green SW, a charming bungalow-style townhouse nestled in the community of Signal Hill! This beautifully maintained home offers over 1,400 sqft of thoughtfully designed living space, featuring 2 spacious bedrooms, 2 bathrooms, and a double attached garage with steps leading to convenient entryway mudroom. Step into a bright, airy layout with soaring ceilings—some vaulted and others accented with elegant feature designs—that create a welcoming and open atmosphere. The heart of the home is the large kitchen, complete with updated stainless-steel appliances, perfect for entertaining or cozy evenings in. The living room is warm and inviting, with direct access to a balcony boasting stunning west-facing mountain and scenic views. The spacious primary bedroom offers a peaceful retreat with more breathtaking views, a generous walk-in closet, and a stylish ensuite with an oversized vanity and walk-in shower. A second private bedroom, adjacent 4-piece bath, and separate laundry room complete the interior. Parking is a breeze with a full driveway and attached garage—totaling 4 parking spots. Located just minutes from top-rated schools, Westhills Shopping Centre, Signal Hill Centre, restaurants, grocery stores, transit, and quick access to both downtown and the mountains via the new Stoney Trail—this is truly a prime location! This spotless home is a must-see, so



donâ€™t waitâ€™book your private showing  
today and come experience all it has to offer!

Built in 1994

### Essential Information

MLS® #	A2229756
Price	\$475,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,460
Acres	0.00
Year Built	1994
Type	Residential
Sub-Type	Row/Townhouse
Style	Bungalow
Status	Active

### Community Information

Address	325 Sierra Morena Green Sw
Subdivision	Signal Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H3H8

### Amenities

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

### Interior

Interior Features	See Remarks, Vaulted Ceiling(s)
Appliances	Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None

Basement	None
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## Exterior

Exterior Features	Balcony
Lot Description	See Remarks
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

## Additional Information

Date Listed	June 10th, 2025
Days on Market	6
Zoning	M-C1 d75

## Listing Details

Listing Office	Royal LePage Solutions
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