



**GRASSROOTS**  
REALTY GROUP

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**19 Sierra Morena Landing SW  
Calgary, Alberta**

**MLS # A2223338**



**\$564,700**

<b>Division:</b>	Signal Hill		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,620 sq.ft.	<b>Age:</b>	1999 (26 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 2 half
<b>Garage:</b>	Double Garage Attached, Front Drive		
<b>Lot Size:</b>	0.05 Acre		
<b>Lot Feat:</b>	Landscaped, Treed		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	See Remarks	<b>Condo Fee:</b>	\$ 592
<b>Basement:</b>	Finished, Partial, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Granite Counters, High Ceilings, Open Floorplan, Walk-In Closet(s)		

**Inclusions:** N/A

This freshly renovated 2-storey townhouse offers over 1,600 sq ft of thoughtfully designed living space in the sought-after community of Signal Hill. With 2 spacious bedrooms, each with its own walk-in closet and private ensuite, it's an ideal fit for professionals, downsizers, or anyone seeking low-maintenance comfort and style. You'll appreciate the attention to detail throughout, including new hardwood flooring, designer colour selections, and a warm, inviting layout. The updated kitchen features granite countertops and a glass tile backsplash, opening to a bright breakfast nook, while a separate dining room provides space for more formal meals. A gas fireplace creates a cozy focal point in the living area. The finished lower level includes a versatile recreation room, perfect for a media setup, gym, or home office. An attached garage, generous storage, and a quiet, well-maintained complex complete the package — all just minutes from Westhills shopping, transit, and green spaces.