



**GRASSROOTS**  
REALTY GROUP

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**82 Sierra Morena Green SW  
Calgary, Alberta**

**MLS # A2262519**



**\$450,000**

<b>Division:</b>	Signal Hill		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	Townhouse-Stacked		
<b>Size:</b>	1,480 sq.ft.	<b>Age:</b>	1994 (32 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Garage Faces Rear, Insulated		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Lane, Cul-De-Sac, Landscaped, Level		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 529
<b>Basement:</b>	Other	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	M-C1 d75
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Central Vacuum, No Animal Home, No Smoking Home, Tankless Hot Water		

**Inclusions:** N/A

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.