



GRASSROOTS
REALTY GROUP

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

MLS # A2285689



\$475,000

Division:	Signal Hill		
Type:	Residential/Four Plex		
Style:	Bungalow		
Size:	1,169 sq.ft.	Age:	1995 (31 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Cul-De-Sac, Front Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 499
Basement:	Full	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	M-C1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home		

Inclusions: None

Welcome home to Signal Hill—one of the city's most loved and sought-after communities. This warm and inviting home offers 3 bedrooms and 3 bathrooms, with a fully finished basement that gives you extra space to relax, entertain, or make your own. Whether it's movie nights, a home office, or a play area, there's room for it all. The double attached garage adds everyday convenience, especially during those colder months. Set in a mature neighborhood known for its quiet streets, great neighbors, and easy access to schools, shopping, and parks, this is a place where people truly love to live. Comfortable, practical, and full of potential—this is more than a house. It's home. ***VIRTUAL TOUR AVAILABLE***