



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

MLS # A2285689



\$475,000

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|------------------|------------------------|---------------|-------------------|
| 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***