



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

MLS # A2295738



\$549,900

Division:	Signal Hill		
Type:	Residential/Other		
Style:	3 (or more) Storey, Attached-Side by Side		
Size:	2,027 sq.ft.	Age:	1999 (27 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.05 Acre		
Lot Feat:	Backs on to Park/Green Space, Level, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Cork, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 619
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Granite Counters, High Ceilings, Pantry, Skylight(s), Soaking Tub, Storage, Track Lighting, Vaulted Ceiling(s)		
Inclusions:	N/A		

OPEN HOUSE - Saturday April 25, 3:00-5:00 ~ Set in the established community of Signal Hill, this 3-level townhome in "The Landings" offers over 2,000 sq ft of updated living space, a walkout lower level, and a quiet setting backing onto green space. Plenty of recent updates and renovations make it move in ready...The main floor has been thoughtfully opened up to create a more connected and functional layout. Large windows bring in natural light throughout the day, while the living room is anchored by a gas fireplace that adds warmth and definition to the space. The kitchen blends style and practicality with granite countertops, stainless steel appliances, ample cabinetry, and a central breakfast bar that naturally connects to the dining area and south-facing deck...Upstairs, the layout is both rare and highly functional, with two true primary bedrooms—each complete with its own ensuite and walk-in closet. Vaulted ceilings and a skylight add to the sense of space, while upper-level laundry keeps day-to-day living efficient...The walkout lower level extends the living space with a versatile family or media room, direct access to a private patio, and a seamless connection to the surrounding green space...Extensive updates have already been completed, including a new roof (2025), new hot water tank (2024), new garage door (2024), and an interior renovation featuring updated flooring, bathrooms, and an opened-up main floor. Additional features such as heated flooring in the primary bath, built-in closet shelving, and a water filtration system add comfort and long-term value...Located in a well-managed complex just minutes from schools, shopping, parks, and major routes, this home offers a rare combination of updated interior, functional layout, and a quiet, established setting in one of Calgary's most desirable west-side

communities.