



**531 Sierra Morena Court SW
Calgary, Alberta**

MLS # A2297449



\$839,000

Division:	Signal Hill		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,556 sq.ft.	Age:	1994 (32 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached, Heated Garage		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Clay Tile	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters		

Inclusions: Vault, Furnitures (if buyers want)

OPEN HOUSE: April 11 & 12 FROM 1:00PM TO 4:00PM. Welcome to most sought after community of Signal Hill! This well-maintained, original traditional bi-level home offers a fantastic blend of character, space, and convenience. Featuring 3 large bedrooms and 3 full bathrooms, the home includes a spacious primary suite complete with a generous walk-in closet. The bright and functional kitchen is highlighted by beautiful granite countertops, while multiple living spaces—including a large basement rec room—provide plenty of room for family living and entertaining. The basement also features a striking fireplace with hand-cut rock, complemented by a marble fireplace in the family room above. Additional upgrades include a newer hot water tank (2025), insulated basement ceiling, and a durable clay tile roof with mortar reinforcement completed just two years ago. Outside, enjoy a pie-shaped corner lot offering extra space and privacy, along with a heated oversized garage. A large laundry room with sink and built-in cabinets adds everyday convenience. Ideally located with easy access to shopping, restaurants, schools, and public transportation, this home is just a 10-minute drive to downtown—making it perfect for both families and commuters. Book your showing today!