

\$525,000 - 138 Sierra Morena Green Sw, Calgary

MLS® #A2268938

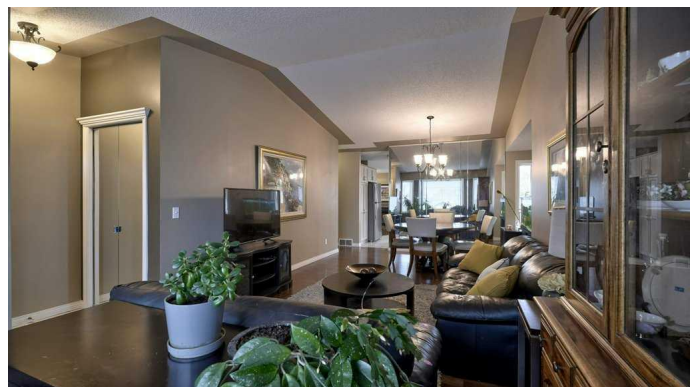
\$525,000

2 Bedroom, 3.00 Bathroom, 1,319 sqft

Residential on 0.10 Acres

Signal Hill, Calgary, Alberta

Discover this exceptional semi-detached, fully developed bungalow villa in the highly sought-after community of Signal Hill. Offering low-maintenance living and extensive upgrades throughout, this rare property combines comfort, convenience, and style. Step inside to a bright and welcoming front family room with large windows that flows seamlessly into a formal dining area—perfect for entertaining. The updated kitchen features stainless steel appliances, a cozy breakfast nook, and opens to a comfortable second family room with a two-sided fireplace, creating a warm and inviting atmosphere. A 2-piece powder room and main floor laundry add to the convenience. The spacious primary suite includes his-and-her closets and a private 4-piece ensuite, offering an ideal retreat. Direct access to the oversized attached garage (24'4" x 20'8") makes daily living effortless. The fully finished lower level provides an expansive family and games area with a beautiful second fireplace, a large guest bedroom with ample closet space, and a 4-piece bath. A generous flex room offers versatility as an additional bedroom, home office, or gym (no window). Recent upgrades include: Vinyl deck replaced (2018), Upgraded attic insulation (2019), New roof (2020), New hot water tank (2021), New microwave hood fan (2025). Enjoy the south-facing deck for warm summer evenings and the rear deck for gardening and BBQs. Additional highlights include front and back irrigation, a large driveway with parking for



four, and low-maintenance living with HOA fees \$169.06 / month covering lawn care, snow removal, irrigation and sprinkler maintenance and replacement. This property is within the Ernest Manning High School catchment, walking distance to Battalion Park K-6 and close to several excellent public and private schools. Ideally located just minutes from West Hills shopping and dining, just 5 min to Westside Rec Centre, easy access to Glenmore Trail, Stoney Trail, and only 15 minutes to downtown Calgary—this home offers unbeatable convenience. A rare opportunity on the Westside—experience maintenance-free living at exceptional value.

Built in 1993

Essential Information

MLS® #	A2268938
Price	\$525,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,319
Acres	0.10
Year Built	1993
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bungalow
Status	Active

Community Information

Address	138 Sierra Morena Green Sw
Subdivision	Signal Hill
City	Calgary
County	Calgary
Province	Alberta

Postal Code	T3H3E4
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Amenities

Amenities	Snow Removal
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Central Vacuum, No Animal Home, No Smoking Home, Storage
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Three-Sided
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Other
Lot Description	Back Lane, Cul-De-Sac, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 7th, 2025
Days on Market	1
Zoning	R-CG
HOA Fees	169
HOA Fees Freq.	MON

Listing Details

Listing Office	Real Broker
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