

# \$517,500 - 58 Sierra Morena Gardens Sw, Calgary

MLS® #A2195777

**\$517,500**

2 Bedroom, 4.00 Bathroom, 1,408 sqft  
Residential on 0.07 Acres

Signal Hill, Calgary, Alberta

An exceptional "MINT" 2 Bedroom Two Storey Town-House Immaculate single owner home! Double attached garage Very quiet location in Signal Hill Close to Shopping as well as the Ring Road (Stoney Trail)

Built in 1997

## Essential Information

MLS® #	A2195777
Price	\$517,500
Bedrooms	2
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,408
Acres	0.07
Year Built	1997
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

## Community Information

Address	58 Sierra Morena Gardens Sw
Subdivision	Signal Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 3P4



## Amenities

Amenities	None, Playground, Snow Removal, Trash, Visitor Parking
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Ceiling Fan(s)
Appliances	Dishwasher, Dryer, Range Hood, Refrigerator, See Remarks, Washer, Built-In Electric Range
Heating	Forced Air, Exhaust Fan
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas, EPA Qualified Fireplace
Has Basement	Yes
Basement	Full, Partially Finished

## Exterior

Exterior Features	Balcony, BBQ gas line
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Brick, See Remarks, Vinyl Siding, Wood Frame, Silent Floor Joists
Foundation	Poured Concrete

## Additional Information

Date Listed	March 4th, 2025
Days on Market	9
Zoning	M-C1 d55
HOA Fees	525
HOA Fees Freq.	MON

## Listing Details

Listing Office	G.M. Bain Real Estate Services Ltd.
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