

\$649,900 - 42 Sierra Morena Green Sw, Calgary

MLS® #A2260653

\$649,900

3 Bedroom, 3.00 Bathroom, 1,333 sqft

Residential on 0.10 Acres

Signal Hill, Calgary, Alberta

This lovely Villa is in the prestigious community of Signal Hill. Not a Condo, but as part of the villas West Homeowners Association, for a low monthly fee, lawn and snow maintenance are all taken care of for you.

On the main level, you enter into a living room with a gas fireplace and large dining area. To your right is the large primary bedroom with a walk-in closet and 3-piece ensuite bathroom. To the rear is a lovely kitchen with quartz counters, stainless steel appliances, a pantry, and a kitchen island with a breakfast bar. A flexible family area is here too, and the back door (with a doggy door) leads to a deck and a gas hookup for the barbeque. The second bedroom is also at the back along with another 4-piece bathroom. Through the laundry room, is access to the large double attached garage. Downstairs, you will find a huge recreational area with barn doors – should you want to close off additional space for guests or privacy. A 3rd bedroom, another 3-piece bathroom and a den/storage room.

Built in 1995

Essential Information

MLS® #	A2260653
Price	\$649,900
Bedrooms	3
Bathrooms	3.00



Full Baths	3
Square Footage	1,333
Acres	0.10
Year Built	1995
Type	Residential
Sub-Type	Semi Detached
Style	Bungalow, Side by Side
Status	Active

Community Information

Address	42 Sierra Morena Green Sw
Subdivision	Signal Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 3E4

Amenities

Amenities	None
Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Breakfast Bar, Kitchen Island, No Smoking Home, Pantry, Quartz Counters
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line
Lot Description	Back Lane, Cul-De-Sac, Front Yard

Roof	Asphalt
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 29th, 2025
Days on Market	35
Zoning	R-CG
HOA Fees	170
HOA Fees Freq.	MON

Listing Details

Listing Office	Century 21 Bamber Realty LTD.
----------------	-------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.