

**3667 Sierra Morena Road SW
Calgary, Alberta**

MLS # A2277088



\$690,000

Division:	Signal Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,619 sq.ft.	Age:	1993 (33 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Enclosed, Garage Door Opener, Garage Faces Re		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Lawn, Level, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Pantry, Separate Entrance, Stone Counters		

Inclusions: Pergola on deck

This well-maintained home offers over 2,370 sq.ft. of developed living space in one of Calgary's most sought-after SW communities — a fantastic opportunity at a great price point. Recent upgrades include fresh paint throughout, triple-pane windows (2020), new furnace (2020), air conditioning (2022) and a new hot water tank (2023). The bright main floor features a spacious living room with large front windows, a versatile dining or flex space, and an updated white kitchen with quartz countertops, stainless steel appliances, pantry, and eat-up peninsula. The kitchen opens to a cozy family room with hardwood floors, a fireplace, and sliding doors leading to a large back deck. Upstairs offers a generous primary bedroom with MOUNTAIN VIEWS, walk-in closet, and private ensuite, plus two additional bedrooms and a full bathroom. The fully developed basement includes a large rec room, fourth bedroom (non-egress window), full bath, separate laundry room, and side entrance with future suite potential (A secondary suite would be subject to approval and permitting by the city/municipality). Complete with a fully fenced yard, double detached garage, and an unbeatable location close to schools, parks, pathways, West Hills shopping, transit, and the 69 Street LRT. A solid, move-in ready home in Signal Hill offering space, updates, and value.