

**320 Sierra Morena Green SW**  
**Calgary, Alberta**

**MLS # A2307296**



**\$460,000**

<b>Division:</b>	Signal Hill		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	Townhouse-Stacked		
<b>Size:</b>	1,169 sq.ft.	<b>Age:</b>	1995 (31 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Cul-De-Sac, Front Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 499
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Wood Frame	<b>Zoning:</b>	M-C1 d75
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home		

**Inclusions:** None

Welcome home to Signal Hill—one of the city’s most loved and sought-after communities. This warm and inviting home offers 3 bedrooms and 3 bathrooms, with a fully finished basement that gives you extra space to relax, entertain, or make your own. Whether it’s movie nights, a home office, or a play area, there’s room for it all. The double attached garage adds everyday convenience, especially during those colder months. Set in a mature neighborhood known for its quiet streets, great neighbors, and easy access to schools, shopping, and parks, this is a place where people truly love to live. Comfortable, practical, and full of potential—this is more than a house. It’s your home. \*\*\*VIRTUAL TOUR AVAILABLE\*\*\*