

**113 Sierra Vista Terrace SW**  
**Calgary, Alberta**

**MLS # A2309087**



**\$960,000**

<b>Division:</b>	Signal Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey Split		
<b>Size:</b>	1,824 sq.ft.	<b>Age:</b>	1993 (33 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Chandelier, Jetted Tub, Pantry, Recessed Lighting, Track Lighting, Vaulted Ceiling(s), Walk-In Closet(s)		

**Inclusions:** Refrigerator (2), Stove (2), Hood Fan (2), Microwave (2), Dishwasher (2), Garburator (2), Washer (2), Dryer (2), coffee station, cabinetry in lower level

Make Your Mark in Signal Hill. Welcome to 113 Sierra Vista Terrace SW—an exceptional opportunity in one of Calgary’s most established and sought-after west-side communities. Tucked away on a quiet street, this home offers the perfect blend of functionality, flexibility, and long-term value. The main level features a bright and inviting layout designed for everyday living, with generous principal rooms, large windows, and a seamless flow between the kitchen, dining, and living areas—ideal for both family life and entertaining. Upstairs, you’ll find 3 well-proportioned bedrooms including a comfortable primary retreat featuring mountain views—a subtle but special touch that adds to the home’s appeal and sense of escape. What truly sets this property apart is the fully developed basement featuring an illegal 2 bedroom suite (not approved by the City of Calgary), offering an ideal setup for multigenerational living or added flexibility depending on your needs. Enjoy the lovely south facing backyard with mature trees and birds chirping. Located just minutes from top-rated schools, parks, shopping, and with quick access to downtown and the mountains, Signal Hill continues to be one of Calgary’s most desirable communities for families and investors alike. A smart investment, a flexible home, and a location that delivers.