

148 Sierra Madre Crescent SW Calgary, Alberta

MLS # A2336216



\$818,000

Division:	Signal Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,169 sq.ft.	Age:	1995 (31 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Landscaped, Underground Sprinkler		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Vaulted Ceiling(s)		

Inclusions: Refrigerator, Washer, Dryer, Dishwasher, Range Hood, Water Softener, Storage Shed

A RARE OPPORTUNITY IN SIGNAL HILL — FIRST TIME OFFERED IN 31 YEARS! Opportunities like this rarely come along! For the first time in 31 years, this cherished Signal Hill home is being offered to the market. This is your chance to own a property in one of Calgary's most sought-after communities and create the home you've always envisioned. Original, exceptionally well-maintained, and filled with character, this home offers the perfect canvas for those looking to personalize and modernize while building equity along the way. The possibilities are endless! Step inside and experience the dramatic open-to-below vaulted ceiling, creating an impressive entrance and a true wow factor. The main floor offers a formal dining room, breakfast nook, and a spacious living area that flows naturally toward the large deck—perfect for summer barbecues and entertaining. The backyard backs directly onto green space and a pathway, providing a peaceful and desirable setting. The upper level offers room for the whole family, featuring a spacious primary bedroom with ensuite and walk-in closet, plus three additional bedrooms and a 4-piece bathroom. The fully developed 9-foot-ceiling basement adds even more living space, complete with in-floor heating, an additional bedroom, and a generous entertainment/recreation area —ideal for family movie nights, guests, or entertaining. A convenient main-floor mudroom leads to the double attached garage, providing plenty of space for vehicles and storage. 31 years. One owner. One rare opportunity. Homes with this combination of location, lot setting, size, layout, and potential do not come to the market often. Whether you are looking for a long-term family home or a property you can gradually transform into your dream residence, this one deserves your attention.

Don't miss this once-in-a-generation opportunity to make your mark in Signal Hill. Call your favourite Realtor today and book your private showing!