

# **\$849,950 - 95 Sierra Nevada Green Sw, Calgary**

MLS® #A2232498

**\$849,950**

4 Bedroom, 4.00 Bathroom, 1,849 sqft

Residential on 0.12 Acres

Signal Hill, Calgary, Alberta

Open House Sunday 3-5pm! Bright & Updated Westside Family Home on a Sunny Corner Lot!

Situated on a quiet corner lot in a desirable Westside neighbourhood, this spacious two-storey home offers approximately 2,800 sq ft of total living space, 4 bedrooms, 3.5 bathrooms, and a family-friendly layout with thoughtful updates throughout.

The main floor features a generous kitchen with granite countertops, a central island, corner pantry, and large windows that bring in plenty of natural light. The connected living and dining area includes a cozy wood-burning fireplace with an updated surround, perfect for everyday comfort or entertaining. A front flex room offers versatility for a home office, formal dining, or second sitting area. A mudroom and powder room complete the main level.

Upstairs, you'll find three spacious bedrooms including a bright primary suite with a walk-in closet and 5-piece ensuite, as well as a full 4-piece main bathroom. The fully finished basement includes a large rec room, fourth bedroom, another full bath, and additional storage space.

Recent updates include:

Full interior repaint,



All new light fixtures,

Updated fireplace surround,

New faucets, cabinet hardware, and door handles.

The exterior has also been freshly painted and features newer fencing, a concrete patio, matching storage shed, and mature landscaping with perennial gardens and aspen trees. The oversized, heated double garage offers extra storage and the long driveway provides space for RV or additional parking.

With great schools, parks, shopping, and easy access to major routes nearby, this is a fantastic opportunity to own a move-in ready home in a quiet, well-connected community.

Built in 1997

### **Essential Information**

MLS® #	A2232498
Price	\$849,950
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,849
Acres	0.12
Year Built	1997
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	95 Sierra Nevada Green Sw
Subdivision	Signal Hill

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 3R2

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Chandelier, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Tankless Hot Water, Vinyl Windows
Appliances	Dishwasher, Gas Range, Microwave, Oven, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard, Storage
Lot Description	Back Yard, Corner Lot, Front Yard, Garden, Lawn, Low Maintenance Landscape, Many Trees, Private
Roof	Asphalt
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	June 18th, 2025
Days on Market	57
Zoning	R-CG

### Listing Details

Listing Office	Stonemere Real Estate Solutions
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