



THE
A-TEAM

**RE/MAX
FIRST**

309 SIERRA MORENA Green, Calgary T3H 3H8

MLS®#: **A2179146**

Area: **Signal Hill**

Listing Date: **11/21/24**

List Price: **\$475,000**

Status: **Pending**

County: **Calgary**

Change: **+\$15k, 25-Nov**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **1994**

Finished Floor Area

Abv Sqft: **1,368**

Low Sqft:

Ttl Sqft: **1,368**

Lot Information

Lot Sz Ar:

Lot Shape:

DOM

30

Layout

Beds: **2 (2)**

Baths: **2.0 (2 0)**

Style: **Bungalow**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat: **Front Yard,Low Maintenance Landscape,Rectangular Lot**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **None**

Construction: **Stucco,Wood Frame**
Flooring: **Carpet,Laminate**
Water Source:
Fnd/Bsmt: **Poured Concrete**
Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Range Hood,Refrigerator,Washer,Window Coverings**
Int Feat: **Built-in Features,Closet Organizers,High Ceilings,Laminate Counters,Storage,Vaulted Ceiling(s),Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	15`1" x 12`10"
Dining Room	Main	11`8" x 8`1"
Walk-In Closet	Main	8`0" x 5`11"
Bedroom	Main	11`11" x 11`1"
Laundry	Main	6`2" x 5`5"
4pc Bathroom	Main	7`9" x 4`11"

Room	Level	Dimensions
Kitchen	Main	15`7" x 8`11"
Bedroom - Primary	Main	15`11" x 11`6"
3pc Ensuite bath	Main	9`11" x 4`11"
Foyer	Main	5`7" x 5`5"
Mud Room	Main	8`3" x 7`3"
Furnace/Utility Room	Main	8`3" x 7`9"

Legal/Tax/Financial

Condo Fee:
\$575

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-C1

Legal Desc: **9412191**

Remarks

Pub Rmks: **Nestled in the highly desirable Signal Hill community, this stunning top-floor end-unit offers an abundance of natural light and soaring vaulted ceilings. The open concept floor plan, spacious balcony, and cozy gas fireplace make hosting get-togethers a breeze. The primary bedroom features vaulted ceilings, a private ensuite bathroom and a walk-in closet, making it the ideal retreat. The second bedroom and full bathroom are tucked away from the primary bedroom, creating the perfect private space for guests. A double attached garage provides ample parking and storage, while the recently installed new furnace and hot water tank ensure peace of mind. The home is located in a quiet neighborhood free from street noise, offering a tranquil setting to relax and unwind. Enjoy easy access to the mountains for weekend escapes, and take advantage of nearby access to Stoney Trail and the LRT station. Shopping and restaurants are only minutes away. Don't miss your chance to call this exceptional property your home. Call your favourite realtor to book a showing today!**

Inclusions:
Property Listed By: **N/A
Real Broker**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











