



**6416 SIERRA MORENA Boulevard, Calgary T3H 3C2**

MLS®#: **A2194910** Area: **Signal Hill** Listing **02/15/25** List Price: **\$729,900**  
 Status: **Active** County: **Calgary** Change: **-\$19k, 08-Mar** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary** Finished Floor Area  
 Year Built: **1992** Abv Sqft: **1,590**  
 Lot Information Low Sqft:  
 Lot Sz Ar: **3,498 sqft** Ttl Sqft: **1,590**  
 Lot Shape:

DOM

**50**  
Layout  
 Beds: **3 (3 )**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey**

Parking

Ttl Park: **2**  
 Garage Sz: **2**

Access:  
 Lot Feat: **Back Lane**  
 Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle** Construction:  
 Heating: **Forced Air** **Brick, Vinyl Siding, Wood Frame**  
 Sewer: Flooring:  
 Ext Feat: **Garden** **Carpet, Ceramic Tile, Hardwood**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Dishwasher, Dryer, Electric Range, Range Hood, Refrigerator, Washer, Window Coverings**  
 Int Feat: **See Remarks**  
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Living Room</b>	<b>Main</b>	<b>12`0" x 16`6"</b>	<b>Dining Room</b>	<b>Main</b>	<b>14`5" x 8`11"</b>
<b>Kitchen</b>	<b>Main</b>	<b>10`8" x 11`6"</b>	<b>Family Room</b>	<b>Main</b>	<b>16`0" x 13`6"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>4`11" x 4`6"</b>	<b>Bedroom - Primary</b>	<b>Second</b>	<b>13`8" x 12`0"</b>
<b>Bedroom</b>	<b>Second</b>	<b>12`3" x 9`0"</b>	<b>Bedroom</b>	<b>Second</b>	<b>8`11" x 11`2"</b>
<b>4pc Ensuite bath</b>	<b>Second</b>	<b>7`3" x 8`3"</b>	<b>4pc Bathroom</b>	<b>Second</b>	<b>5`0" x 8`3"</b>
<b>Den</b>	<b>Basement</b>	<b>14`11" x 10`11"</b>	<b>Game Room</b>	<b>Basement</b>	<b>14`10" x 36`6"</b>
<b>Furnace/Utility Room</b>	<b>Basement</b>	<b>7`2" x 6`10"</b>			

Title: **Fee Simple**  
Zoning: **R-C2**  
Legal Desc: **9212194**

Remarks

Pub Rmks: **Welcome to this charming 2-storey single-detached home in the desirable community of Signal Hill! This beautifully maintained property boasts 3 spacious bedrooms and 2.5 bathrooms, with a vaulted ceiling in the inviting living room. The large master bedroom offers a private retreat, perfect for relaxation. The fully finished basement includes a large recreation room—ideal for entertaining or family fun. Located just minutes from major shopping centers, public transit, schools, and a library, this home provides both convenience and comfort. The newer detached double garage offers plenty of storage and parking space. With proximity to downtown and easy access to all amenities, this home is the perfect blend of suburban tranquility and urban accessibility. Clean, well-maintained, and ready for you to move in—this home is a must-see!**

Inclusions: **N/A**  
Property Listed By: **MaxWell Canyon Creek**

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











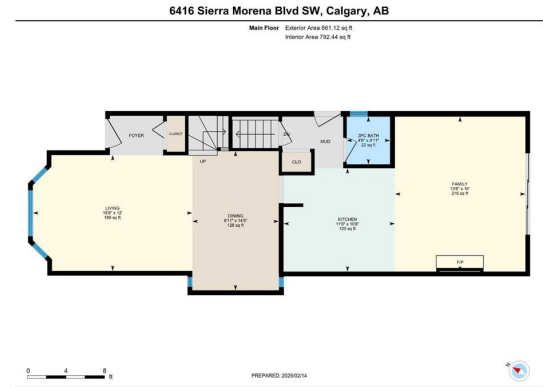












**6416 Sierra Morena Blvd SW, Calgary, AB**

2nd Floor    Exterior Area 723.85 sq ft  
Interior Area 635.75 sq ft



**6416 Sierra Morena Blvd SW, Calgary, AB**

Basement (Below Grade)    Exterior Area 750.27 sq ft  
Interior Area 625.05 sq ft

