



**39 Sierra Morena Landing SW  
Calgary, Alberta**

**MLS # A2295738**



**\$549,900**

<b>Division:</b>	Signal Hill		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	3 (or more) Storey, Attached-Side by Side		
<b>Size:</b>	2,027 sq.ft.	<b>Age:</b>	1999 (27 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.05 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Level, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Cork, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 619
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Closet Organizers, Granite Counters, High Ceilings, Pantry, Skylight(s), Soaking Tub, Storage, Track Lighting, Vaulted Ceiling(s)		
<b>Inclusions:</b>	N/A		

Set in the established community of Signal Hill, this 3-level townhome in "The Landings" offers over 2,000 sq ft of updated living space, a walkout lower level, and a quiet setting backing onto green space. Plenty of recent updates and renovations make it move in ready...The main floor has been thoughtfully opened up to create a more connected and functional layout. Large windows bring in natural light throughout the day, while the living room is anchored by a gas fireplace that adds warmth and definition to the space. The kitchen blends style and practicality with granite countertops, stainless steel appliances, ample cabinetry, and a central breakfast bar that naturally connects to the dining area and south-facing deck...Upstairs, the layout is both rare and highly functional, with two true primary bedrooms—each complete with its own ensuite and walk-in closet. Vaulted ceilings and a skylight add to the sense of space, while upper-level laundry keeps day-to-day living efficient...The walkout lower level extends the living space with a versatile family or media room, direct access to a private patio, and a seamless connection to the surrounding green space...Extensive updates have already been completed, including a new roof (2025), new hot water tank (2024), new garage door (2024), and an interior renovation featuring updated flooring, bathrooms, and an opened-up main floor. Additional features such as heated flooring in the primary bath, built-in closet shelving, and a water filtration system add comfort and long-term value...Located in a well-managed complex just minutes from schools, shopping, parks, and major routes, this home offers a rare combination of updated interior, functional layout, and a quiet, established setting in one of Calgary's most desirable west-side communities.

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