



**230 Sierra Nevada Place SW
Calgary, Alberta**

MLS # A2307332



\$869,900

Division:	Signal Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,943 sq.ft.	Age:	1996 (30 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.18 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, No Neighbours Behind		

Heating:	Central, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Post & Beam, Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Quartz Counters		

Inclusions: stove, refrigerator, washer and dryer in the basement.

Open house Sunday, May 02, 2026, 2 pm to 4 pm. Welcome to Signal Hill — One of Calgary’s Most Prestigious Communities! Located on a quiet cul-de-sac in the highly desirable community of Signal Hill, this well-maintained 2-storey home sits on a pie-shaped lot with an oversized southwest-facing backyard—perfect for relaxing, entertaining, and enjoying beautiful surroundings. Offering 1,943 sq. ft. of above-grade living space, plus a fully developed walkout basement, this home provides excellent space and flexibility for a variety of living needs. The main floor features recently upgraded luxury vinyl plank flooring throughout, a bright kitchen with granite countertops, and a spacious living room with soaring (open to below or high ceiling) ceilings that create an open and inviting atmosphere. The dining area leads to an elevated rear deck—ideal for everyday living and gatherings. Main floor laundry adds extra convenience. Upstairs, you’ll find three well-sized bedrooms and a full 4-piece bathroom. The primary bedroom includes a walk-in closet and a private ensuite with a soaker tub and separate shower. The fully developed walkout basement offers additional living space with great flexibility. Currently set up as a rental unit (Non-confirming building permit is in place; new buyers can finish the process for a legal suite), it provides a great mortgage helper and includes a living area, bedroom, full bathroom, and direct access to the backyard (subject to applicable approvals and bylaws). Step outside to enjoy a fully fenced and landscaped backyard featuring an upper deck, lower patio, and a private pool—an added feature that enhances outdoor enjoyment and lifestyle. The open backyard also offers panoramic, unobstructed views of the hills, creating a peaceful and scenic setting. Additional highlights include

an attached double garage, an oversized driveway accommodating up to 4 vehicles, air conditioning, a central vacuum system, and a roof approximately 12 years old. Ideally located close to schools, parks, shopping, and all amenities.“The pool can be removed or restored to full functionality, subject to negotiation. The garage is equipped with a 220V outlet, ideal for electric vehicle charging.” Book your private showing today!