



**113 Sierra Vista Terrace SW
Calgary, Alberta**

MLS # A2309087



\$995,000

Division:	Signal Hill		
Type:	Residential/House		
Style:	2 Storey Split		
Size:	1,824 sq.ft.	Age:	1993 (33 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, Jetted Tub, Pantry, Recessed Lighting, Track Lighting, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: Refrigerator (2), Stove (2), Hood Fan (2), Microwave (2), Dishwasher (2), Garburator (2), Washer (2), Dryer (2), coffee station, cabinetry in lower level

Make Your Mark in Signal Hill. Welcome to 113 Sierra Vista Terrace SW—an exceptional opportunity in one of Calgary’s most established and sought-after west-side communities. Tucked away on a quiet street, this home offers the perfect blend of functionality, flexibility, and long-term value. The main level features a bright and inviting layout designed for everyday living, with generous principal rooms, large windows, and a seamless flow between the kitchen, dining, and living areas—ideal for both family life and entertaining. Upstairs, you’ll find 3 well-proportioned bedrooms including a comfortable primary retreat featuring mountain views—a subtle but special touch that adds to the home’s appeal and sense of escape. What truly sets this property apart is the fully developed basement featuring an illegal 2 bedroom suite (not approved by the City of Calgary), offering an ideal setup for multigenerational living or added flexibility depending on your needs. Enjoy the lovely south facing backyard with mature trees and birds chirping. Located just minutes from top-rated schools, parks, shopping, and with quick access to downtown and the mountains, Signal Hill continues to be one of Calgary’s most desirable communities for families and investors alike. A smart investment, a flexible home, and a location that delivers.