



GRASSROOTS
REALTY GROUP

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76 Sierra Morena Green SW
Calgary, Alberta

MLS # A2335954



\$442,900

Division:	Signal Hill		
Type:	Residential/Four Plex		
Style:	Bungalow		
Size:	1,462 sq.ft.	Age:	1994 (32 yrs old)
Beds:	2	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.65 Acre		
Lot Feat:	Cleared, Corner Lot, Cul-De-Sac, Landscaped		

Heating:	Central	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 529
Basement:	None	LLD:	-
Exterior:	Stucco	Zoning:	M-C1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Laminate Counters, No Smoking Home, Pantry, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to 76 Sierra Morena Green SW, a rare and beautifully maintained bungalow style townhome in the heart of sought after Signal Hill. Offering 1,462 sq. ft. of bright, single level living space, this move in ready home features 2 spacious bedrooms, 2 full bathrooms, vaulted ceilings, mountain views, and a double attached garage. Brand new luxury vinyl plank flooring and a complete suite of brand new appliances bring a fresh, modern feel throughout. The bright, open concept layout is filled with natural light, while the spacious kitchen offers abundant cabinetry and counter space. Relax on your private balcony and enjoy beautiful mountain views in a quiet, well managed complex. Condo fees include water, sewer, landscaping, snow removal, and exterior insurance, making for a truly low maintenance lifestyle. Ideally located just minutes from Signal Hill Shopping Centre, the Signal Hill Public Library, parks, playgrounds, and multiple transit routes with easy access to the 69 Street CTrain Station. Rarely available and exceptional value. Book your private showing today!