



GRASSROOTS
REALTY GROUP

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76 Sierra Morena Green SW
Calgary, Alberta

MLS # A2352354

\$419,900

Division:	Signal Hill		
Type:	Residential/Four Plex		
Style:	Townhouse-Stacked		
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:	Forced Air	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:	Central Vacuum, High Ceilings, Laminate Counters, No Smoking Home, Walk-In Closet(s)		

Inclusions: Existing window coverings, as is.

Space, comfort and everyday convenience come together at 76 Sierra Morena Green SW. This bungalow-style stacked townhouse in Signal Hill offers 1,461.53 sq. ft. of RMS living area, two bedrooms, two full bathrooms and a double attached garage. The living room features high ceilings and a gas fireplace, with adjoining dining space and a kitchen offering ample cabinetry, counter space. Vinyl plank flooring, a walk-in closet and a three-piece ensuite add to the practical layout. A balcony provides outdoor space, while in-unit laundry keeps daily routines convenient. Parks, playgrounds, walking and biking paths, schools and shopping are nearby. The monthly condo fee includes water, sewer, grounds maintenance, snow removal, condominium corporation insurance (coverage subject to the corporation's policy), professional management and reserve fund contributions. Owners should confirm their own unit, contents and liability insurance requirements. Cats and dogs are subject to prior Board approval. Access to the home involves stairs; the living spaces are on one level once inside. Enjoy the room to spread out and the convenience of an attached garage in an established southwest Calgary community.