

# \$898,000 - 1121 Sierra Morena Court Sw, Calgary

MLS® #A2262194

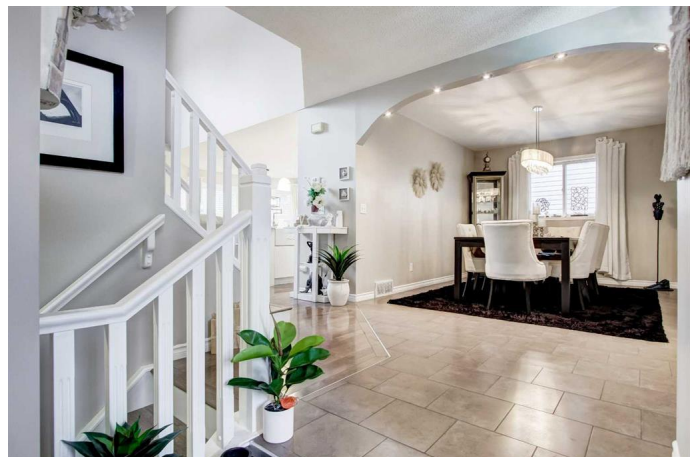
**\$898,000**

4 Bedroom, 4.00 Bathroom, 1,825 sqft

Residential on 0.11 Acres

Signal Hill, Calgary, Alberta

Openhouse Saturday Oct 11 at 1 to 3pm. Welcome to this beautifully updated home offering over 2,500 sq ft of developed living space, featuring 4 BEDROOMS and 4 BATHROOMS and DOUBLE ATTACHED garage located in the highly sought-after community of SIGNAL HILL. Almost everything here is NEW! Enjoy peace of mind with numerous recent upgrades including NEWER HARDWOOD flooring, paint, kitchen, appliances, bathrooms, lighting, deck, air conditioner, and both front and back landscaping. The WALKOUT basement also features a newly added kitchen with an illegal suite that could easily be converted into a legal secondary suite with city approval. Nestled on a quiet cul-de-sac with a sun-filled west-facing backyard, this home welcomes you with a grand two-storey foyer and 17-foot HIGH CIELING that fill the open-concept main floor with natural light. The spacious kitchen is open to both the living room and breakfast nook, and provides direct access to a LAEGE DECK, perfect for outdoor entertaining. The main floor also includes a flex room ideal for a home office or formal dining area, a laundry room, and a guest bathroom. Upstairs, the primary suite comfortably fits a king-size bed and features a well-appointed ensuite and a walk-in closet. Two additional generously sized bedrooms and a 4-piece main bathroom complete the upper level. The fully developed walk-out basement boasts large windows that bring in plenty of natural light to the family



room and games area. It also includes a guest bedroom, 4-piece bathroom, and ample storage space. Currently, the basement is successfully registered on Airbnb as a Superhost property, generating over \$2,000 per month (without using the bedroom, which is reserved for owner storage). This exceptional home offers the perfect balance of comfort, functionality, and income potential—all within walking distance of shopping, restaurants, the public library, and an elementary school. Don't miss your chance to own this stunning home in one of Calgary's most desirable neighborhoods. You will love this house.

Built in 1996

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2262194    |
| Price          | \$898,000   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,825       |
| Acres          | 0.11        |
| Year Built     | 1996        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                             |
|-------------|-----------------------------|
| Address     | 1121 Sierra Morena Court Sw |
| Subdivision | Signal Hill                 |
| City        | Calgary                     |
| County      | Calgary                     |
| Province    | Alberta                     |
| Postal Code | T3H 3N1                     |

## Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

## Interior

|                   |                                                                                  |
|-------------------|----------------------------------------------------------------------------------|
| Interior Features | High Ceilings, No Animal Home, No Smoking Home                                   |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Refrigerator, Washer |
| Heating           | Forced Air                                                                       |
| Cooling           | Central Air                                                                      |
| Fireplace         | Yes                                                                              |
| # of Fireplaces   | 2                                                                                |
| Fireplaces        | Gas                                                                              |
| Has Basement      | Yes                                                                              |
| Basement          | Finished, Full, Suite, Walk-Out                                                  |

## Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | Balcony, Private Yard    |
| Lot Description   | Back Yard, Cul-De-Sac    |
| Roof              | Asphalt Shingle          |
| Construction      | Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete          |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 4th, 2025 |
| Days on Market | 11                |
| Zoning         | R-CG              |

## Listing Details

|                |                    |
|----------------|--------------------|
| Listing Office | First Place Realty |
|----------------|--------------------|

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