

# \$799,000 - 107 Sierra Nevada Close Sw, Calgary

MLS® #A2267673

**\$799,000**

4 Bedroom, 3.00 Bathroom, 1,661 sqft

Residential on 0.11 Acres

Signal Hill, Calgary, Alberta

OPEN HOUSE Saturday, November 8 from 12-2pm. STUNNING FAMILY HOME ON A QUIET CRESCENT BACKING ONTO GREENSPACE/WALKING PATHS.

Welcome to your dream home with over 2,500 sq. ft. of beautifully maintained living space nestled on a peaceful crescent backing directly onto a greenspace and walking path, with no neighbours behind. The main floor impresses with a lovely kitchen featuring granite countertops, maple cabinets, tile backsplash, a breakfast bar, large pantry, stainless steel appliances, and maple hardwood floors. The spacious living room centres around a cozy natural gas fireplace and offers views of the expansive backyard and peaceful greenbelt beyond. Also on this level are a generous dining room, an enclosed den/office, and a charming 2-piece bathroom. Upstairs, hardwood floors flow throughout the stairs, landing & bedrooms. The huge master suite overlooks the walking path and boasts an upgraded 3-piece ensuite bath plus a large walk-in closet. Two additional spacious bedrooms share a beautifully finished 4-piece bathroom with tile flooring, tub/shower with tile surround, and a stone countertop.

The fully developed basement adds valuable living space, including a large family room and oversized bedroom which is perfect for guests or growing families.

Bonuses: newer roof (2010), low-maintenance composite deck, upgraded insulation in main level and attic (R15 installed in 2015), front



and rear door replacements (2019), Vacuflo central vacuum system, and central A/C. The home is just steps from a tot lot and surrounded by a network of pathways. This location offers excellent schooling options, with full K-12 access including Battalion Park School (K-6), A.E. Cross School (7-9, offering Spanish bilingual programs), and Ernest Manning School (10-12). You are also within walking distance of everything Westhills has to offer including groceries, theatre, restaurants, pharmacy, retail stores, and more. This is truly an ideal place to call home!

Built in 1996

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2267673    |
| Price          | \$799,000   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,661       |
| Acres          | 0.11        |
| Year Built     | 1996        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                            |
|-------------|----------------------------|
| Address     | 107 Sierra Nevada Close Sw |
| Subdivision | Signal Hill                |
| City        | Calgary                    |
| County      | Calgary                    |
| Province    | Alberta                    |
| Postal Code | T3H 3H7                    |

**Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

## Interior

|                   |                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar                                                                                        |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer |
| Heating           | Central                                                                                              |
| Cooling           | Central Air                                                                                          |
| Fireplace         | Yes                                                                                                  |
| # of Fireplaces   | 1                                                                                                    |
| Fireplaces        | Gas                                                                                                  |
| Has Basement      | Yes                                                                                                  |
| Basement          | Full                                                                                                 |

## Exterior

|                   |                              |
|-------------------|------------------------------|
| Exterior Features | Private Yard                 |
| Lot Description   | Backs on to Park/Green Space |
| Roof              | Asphalt Shingle              |
| Construction      | Aluminum Siding              |
| Foundation        | Poured Concrete              |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | November 3rd, 2025 |
| Days on Market | 6                  |
| Zoning         | R-CG               |

## Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX Realty Professionals |
|----------------|-----------------------------|

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