

# \$844,900 - 42 Sierra Nevada Green Sw, Calgary

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MLS® #A2232235

**\$844,900**

3 Bedroom, 3.00 Bathroom, 1,945 sqft

Residential on 0.14 Acres

Signal Hill, Calgary, Alberta

Situates on a large lot, welcome to this well kept 2 story single family home in popular Signal Hill. It features bright and open concept living room with open to below high ceiling.

Upper floor with 3 good size bedrooms, large master bedroom, ensuite with separated bath tub and shower, and sunny bonus room. Main floor with hardwood flooring, formal dining room, large living room with gas fireplace and large windows, spacious kitchen and nook, large 2 tier decks, and front attached garage. It closes to the playground, shopping, public transit, and easy access to major roads. \*\* 42 Sierra Nevada Green SW \*\*



Built in 1997

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2232235    |
| Price          | \$844,900   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,945       |
| Acres          | 0.14        |
| Year Built     | 1997        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

## Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 42 Sierra Nevada Green Sw |
| Subdivision | Signal Hill               |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T3H 3R1                   |

## Amenities

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

## Interior

|                   |                                                                                                          |
|-------------------|----------------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, Laminate Counters, Pantry, Vaulted Ceiling(s), Walk-In Closet(s)                         |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air                                                                                               |
| Cooling           | None                                                                                                     |
| Fireplace         | Yes                                                                                                      |
| # of Fireplaces   | 1                                                                                                        |
| Fireplaces        | Gas, Living Room, Tile                                                                                   |
| Has Basement      | Yes                                                                                                      |
| Basement          | Full, Unfinished                                                                                         |

## Exterior

|                   |                                                    |
|-------------------|----------------------------------------------------|
| Exterior Features | Private Yard                                       |
| Lot Description   | Back Yard, Front Yard, Landscaped, Rectangular Lot |
| Roof              | Asphalt Shingle                                    |
| Construction      | Wood Frame                                         |
| Foundation        | Poured Concrete                                    |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 18th, 2025 |
| Days on Market | 65              |
| Zoning         | R-CG            |

## Listing Details

|                |                         |
|----------------|-------------------------|
| Listing Office | Century 21 Bravo Realty |
|----------------|-------------------------|

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