

\$849,950 - 95 Sierra Nevada Green Sw, Calgary

MLS® #A2232498

\$849,950

4 Bedroom, 4.00 Bathroom, 1,849 sqft
Residential on 0.12 Acres

Signal Hill, Calgary, Alberta

Open House Sunday 3-5pm! Bright & Updated
Westside Family Home on a Sunny Corner
Lot!

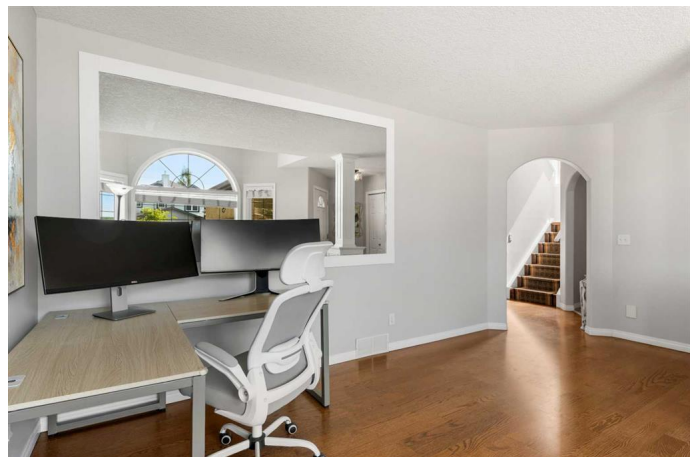
Situated on a quiet corner lot in a desirable
Westside neighbourhood, this spacious
two-storey home offers approximately 2,800 sq
ft of total living space, 4 bedrooms, 3.5
bathrooms, and a family-friendly layout with
thoughtful updates throughout.

The main floor features a generous kitchen
with granite countertops, a central island,
corner pantry, and large windows that bring in
plenty of natural light. The connected living
and dining area includes a cozy wood-burning
fireplace with an updated surround, perfect for
everyday comfort or entertaining. A front flex
room offers versatility for a home office, formal
dining, or second sitting area. A mudroom and
powder room complete the main level.

Upstairs, you'll find three spacious bedrooms
including a bright primary suite with a walk-in
closet and 5-piece ensuite, as well as a full
4-piece main bathroom. The fully finished
basement includes a large rec room, fourth
bedroom, another full bath, and additional
storage space.

Recent updates include:

Full interior repaint,



All new light fixtures,

Updated fireplace surround,

New faucets, cabinet hardware, and door handles.

The exterior has also been freshly painted and features newer fencing, a concrete patio, matching storage shed, and mature landscaping with perennial gardens and aspen trees. The oversized, heated double garage offers extra storage and the long driveway provides space for RV or additional parking.

With great schools, parks, shopping, and easy access to major routes nearby, this is a fantastic opportunity to own a move-in ready home in a quiet, well-connected community.

Built in 1997

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2232498 |
| Price | \$849,950 |
| Bedrooms | 4 |
| Bathrooms | 4.00 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 1,849 |
| Acres | 0.12 |
| Year Built | 1997 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|---------------------------|
| Address | 95 Sierra Nevada Green Sw |
| Subdivision | Signal Hill |

| | |
|-------------|---------|
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3H 3R2 |

Amenities

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

Interior

| | |
|-------------------|--|
| Interior Features | Chandelier, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Tankless Hot Water, Vinyl Windows |
| Appliances | Dishwasher, Gas Range, Microwave, Oven, Refrigerator, Washer/Dryer |
| Heating | Forced Air |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Wood Burning |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|---|
| Exterior Features | Private Yard, Storage |
| Lot Description | Back Yard, Corner Lot, Front Yard, Garden, Lawn, Low Maintenance Landscape, Many Trees, Private |
| Roof | Asphalt |
| Construction | Stucco, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | June 18th, 2025 |
| Days on Market | 54 |
| Zoning | R-CG |

Listing Details

| | |
|----------------|---------------------------------|
| Listing Office | Stonemere Real Estate Solutions |
|----------------|---------------------------------|

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