

\$749,900 - 80 Sierra Morena Landing Sw, Calgary

MLS® #A2266029

\$749,900

3 Bedroom, 3.00 Bathroom, 1,450 sqft

Residential on 0.10 Acres

Signal Hill, Calgary, Alberta

2025 NEW Roof | New Carpet 2022 | Newer Fridge 2024 | Walkout Bungalow
Welcome to 80 Sierra Morena Landing SW â€” a beautifully maintained duplex located in one of Calgaryâ€™s most desirable communities, Signal Hill!

This elegant 3-bedroom + den walkout bungalow features high ceilings, hardwood floors, and a functional open layout filled with warmth and style.

As you step in, you're greeted by a grand formal dining room that easily accommodates a 10-person table â€” perfect for hosting family and friends. Next to it is a spacious den with a window and a storage place offers the flexibility to be used as a home office or converted into an extra bedroom.

Going into the heart of the home is the gorgeous kitchen, designed for both function and enjoyment â€” featuring stainless steel appliances, custom range hood, quartz countertops, upgraded backsplash, built-in microwave, stylish cabinetry, and a bright skylight. It's a kitchen that truly inspires a love for cooking.

Next to the kitchen is a cozy dining nook, and the bright, open living room with a gas fireplace, creating a welcoming and relaxing atmosphere. Step outside from the nook to the huge deck, is an ideal outdoor retreat for



relaxing or entertaining while enjoying the elevated view.

The main floor also features a spacious primary bedroom with a luxurious ensuite including a full tiled walk-in shower, soaker tub, walk-in closet, and a skylight â€” perfect for unwinding after a long day.

Going downstairs, the walkout basement expands your living space with a large recreation room, another gas fireplace, 2 additional bedrooms, a full 4-piece bathroom, and direct access to the outdoors.

Other highlights include: double attached garage, a prime location with easy access to Westhills Shopping Centre, Aspen Landing Shopping Centre, LRT, major routes.

Designated schools including:

Battalion Park School (K-6) A. E. Cross School (7-9) â€” Spanish Bilingual Program available. Ernest Manning High School (10-12)

Donâ€™t miss this incredible opportunity to own a beautifully updated home in Signal Hill. Book your private showing today!

Built in 1998

Essential Information

MLS® #	A2266029
Price	\$749,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,450
Acres	0.10
Year Built	1998
Type	Residential

Sub-Type	Semi Detached
Style	Side by Side, Bungalow
Status	Active

Community Information

Address	80 Sierra Morena Landing Sw
Subdivision	Signal Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 4K4

Amenities

Amenities	Visitor Parking
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Breakfast Bar, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s), Skylight(s)
Appliances	Dishwasher, Dryer, Gas Range, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Living Room, Basement
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	BBQ gas line
Lot Description	Landscaped, No Neighbours Behind, Rectangular Lot
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 22nd, 2025
Days on Market	9
Zoning	R-CG

Listing Details

Listing Office	Jessica Chan Real Estate & Management Inc.
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