

# \$749,800 - 51 Sierra Nevada Close Sw, Calgary

MLS® #A2226508

**\$749,800**

4 Bedroom, 4.00 Bathroom, 1,641 sqft

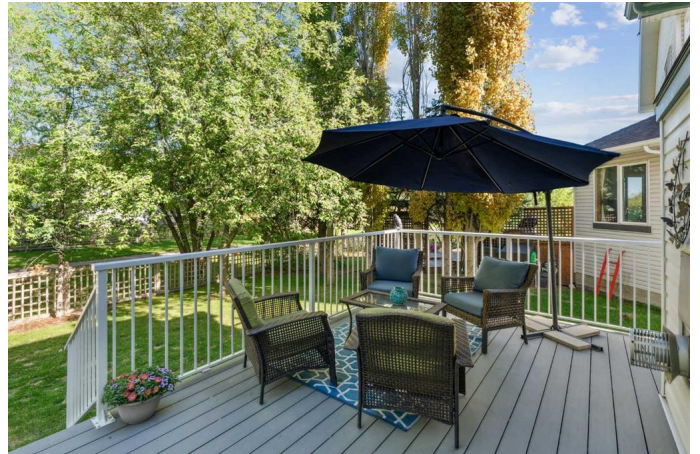
Residential on 0.11 Acres

Signal Hill, Calgary, Alberta

If location is important, then this home is for you! Located on a very quiet street and backing on a gorgeous, tree filled greenbelt/walkway this is a terrific opportunity to secure a wonderful family home at a reasonable price in Signal Hill! The owner has enjoyed this amazing property for 20 years! It is fully developed and offers a total of four bedrooms plus a den area, three and a half bathrooms including the four piece en suite, an island kitchen with corner pantry and breakfast bar that overlooks the spacious family room with gas fireplace and a huge vaulted ceiling! You'll also enjoy a formal dining room for special meals, a front living room for reading and visiting, main floor laundry/mudroom and a fully developed basement that has a perfect area for the kids to hang out! Recent upgrades include a new en suite toilet, brand new garage doors and a new deck in 2023. The back yard is absolutely stunning with room for the kids to play and an outdoor firepit area! Perfect for family gatherings with the added bonus of having a play park just two doors down. Also, you are within walking distance to the bus and close to shopping, restaurants, a movie theatre and public library. Possession is 90 days negotiable. The perfect chance to move into an established, family friendly area!

Built in 1995

## Essential Information



MLS® #	A2226508
Price	\$749,800
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,641
Acres	0.11
Year Built	1995
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	51 Sierra Nevada Close Sw
Subdivision	Signal Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 3H5

### Amenities

Parking Spaces	4
Parking	Double Garage Attached, Garage Door Opener, Garage Faces Front, Concrete Driveway
# of Garages	2

### Interior

Interior Features	Breakfast Bar, Central Vacuum, High Ceilings, Kitchen Island, No Smoking Home, Pantry, Storage, Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Garage Control(s), Oven, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas, Mantle, Tile
Has Basement	Yes

Basement	Finished, Full
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## Exterior

Exterior Features	None
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Lot Description	Back Yard, Backs on to Park/Green Space, Garden, Landscaped, Lawn, Level, Many Trees, Pie Shaped Lot, Private, See Remarks, Street Lighting
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Roof	Asphalt Shingle
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Construction	Vinyl Siding, Wood Frame
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Foundation	Poured Concrete
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## Additional Information

Date Listed	June 1st, 2025
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Days on Market	8
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Zoning	R-CG
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## Listing Details

Listing Office	RE/MAX iRealty Innovations
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