

# \$839,900 - 35 Sierra Nevada Close Sw, Calgary

MLS® #A2220793

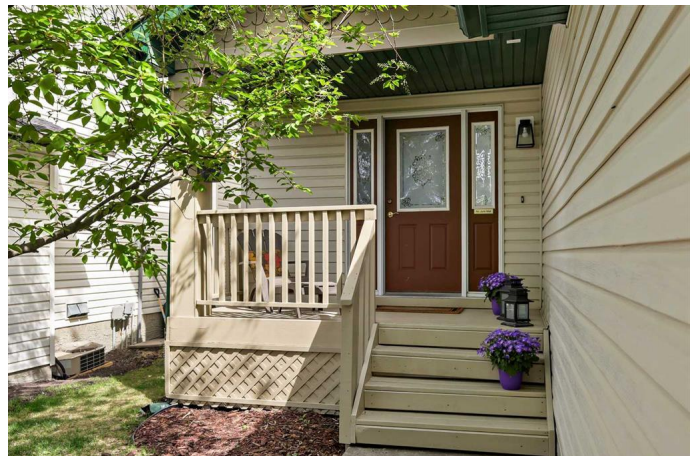
**\$839,900**

4 Bedroom, 4.00 Bathroom, 1,776 sqft

Residential on 0.10 Acres

Signal Hill, Calgary, Alberta

Nestled in the heart of Signal Hill, this beautifully maintained family home offers warmth, comfort, and the ideal location for modern living. From the moment you arrive, you'll be greeted by a welcoming front entrance that opens into a bright and airy main floor featuring gleaming hardwood floors and soaring high ceilings. The spacious living room is a true showstopper with cathedral ceilings and large windows that flood the space with natural light. Work from home with ease in the main floor den, perfect for an office or study space. The open-concept kitchen is a chef's delight, offering stainless steel appliances, ample cabinetry, and a sink window overlooking the sunny east-facing backyard. Enjoy casual meals in the cozy breakfast nook, with direct access to a private yard that backs onto a scenic walking and biking path, leading to a nearby park – a true outdoor oasis. Upstairs, you'll find a serene primary bedroom retreat complete with a renovated ensuite, featuring a standalone spa tub, skylight, and modern finishes. Two additional generously sized bedrooms and a 4-piece main bathroom complete the upper level. The fully developed basement adds incredible value with a 4th bedroom, 3-piece bathroom, and a spacious recreation room – ideal for family movie nights. Built-in bookcases, a computer nook, and an additional locker room add both functionality and charm. This home has been lovingly cared for with updates including new 2nd floor



windows (2019) and hardwood flooring on both the main and upper levels, and newer garage door. Located just minutes from Westside Recreation Centre, Signal Hill Centre, and Westhills Shopping Centre, plus quick access to Stoney Trail, Sarcee Trail, and major routes, this home offers unparalleled convenience. Donâ€™t miss your chance to live in one of Calgaryâ€™s most sought-after communities!

Built in 1996

**Essential Information**

MLS® #	A2220793
Price	\$839,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,776
Acres	0.10
Year Built	1996
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	35 Sierra Nevada Close Sw
Subdivision	Signal Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 3H5

**Amenities**

Parking Spaces	2
Parking	Double Garage Attached, Garage Door Opener, Garage Faces Front

# of Garages 2

## Interior

Interior Features Bookcases, Built-in Features, No Smoking Home, Open Floorplan, Pantry, Skylight(s), Soaking Tub, Storage, Vaulted Ceiling(s)

Appliances Dishwasher, Dryer, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer, Window Coverings

Heating Forced Air, Natural Gas

Cooling None

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas, Great Room

Has Basement Yes

Basement Finished, Full

## Exterior

Exterior Features Other

Lot Description Back Yard, Backs on to Park/Green Space

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

## Additional Information

Date Listed May 21st, 2025

Days on Market 12

Zoning R-CG

## Listing Details

Listing Office Greater Property Group

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