

# \$860,000 - 307 Sierra Nevada Place Sw, Calgary

MLS® #A2264503

**\$860,000**

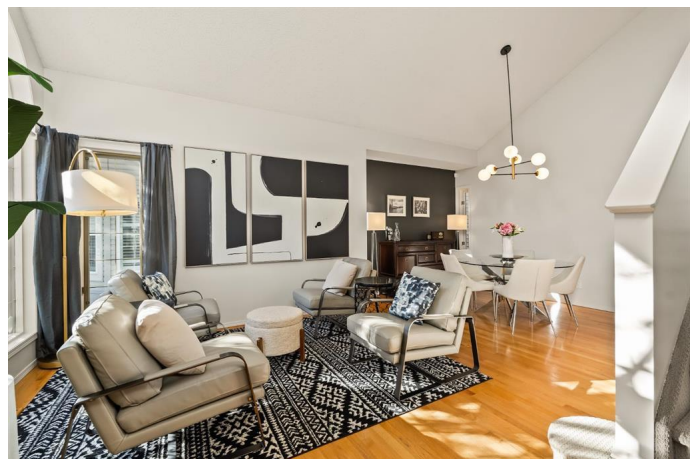
4 Bedroom, 4.00 Bathroom, 2,018 sqft

Residential on 0.10 Acres

Signal Hill, Calgary, Alberta

OPEN HOUSE - Sat, Oct 25 (1-3pm)

SMART! really, really SMART! Stepping through the door, the WARMTH of this home will draw you in. The living room sits under a 16'™ ceiling at the entrance, a wall of windows harnessing the sun, open to a generous dining space with gleaming oak hardwoods all of which provides an inviting sense of space. The hardwoods lead through the main level to the Great Room in back, COSY & WARM, with wonderful window treatments which bring the volume of trees in back in " COMFORTING. The open concept kitchen enjoys a center island breakfast bar, granite counters and s/s appliances. The Great Room leads directly to your large rear deck, buried in trees, a wonderful retreat following a busy day, a space your friends and family will LOVE! There is also a private den/home office tucked away on the main level too. Upstairs the Primary Retreat is THE CHARM! A large sleeping quarters, a lounge/reading nook, level with the tree canopy in back " CALMING! PLUS! a 4pc en suite and his & hers walk-in closets. The second bedroom up is well-sized and enjoys a 4pc bath to itself. The walkout features a LEGAL SUITE, exceptionally well appointed with a large Great Room/Kitchen/Eating area, two beds, a 4pc bath and separate laundry. This could be a welcome mortgage helper, ready to go, or easily converted to a Rec/Family room with a fabulous wet bar, for your own use. This two storey walkout offers



3,020 sq ft of developed living space, over three levels on a quiet cul de sac in Signal Hill (NO SIDEWALK). A GREAT LOCATION - a short walk to Westhills Shopping Centre - shopping, dining and the movies are a short walk away - great schools, the Westside REC Centre and West LRT and ease of access west or downtown – A GREAT LOCATION! Additional features include two new Hi Eff furnaces in 2023, new garage door in 2025, two hot water tanks, Central A/C, irrigation and a garage insulated, and drywalled with epoxy flooring

Built in 1997

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2264503    |
| Price          | \$860,000   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,018       |
| Acres          | 0.10        |
| Year Built     | 1997        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                            |
|-------------|----------------------------|
| Address     | 307 Sierra Nevada Place Sw |
| Subdivision | Signal Hill                |
| City        | Calgary                    |
| County      | Calgary                    |
| Province    | Alberta                    |
| Postal Code | T3H 3M9                    |

**Amenities**

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

## Interior

|                   |                                                                                                                                                                                |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Granite Counters, No Animal Home, No Smoking Home                                                                                                               |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Garburator, Microwave, Range Hood, Refrigerator, Washer, Washer/Dryer Stacked, Window Coverings |
| Heating           | Forced Air                                                                                                                                                                     |
| Cooling           | Central Air                                                                                                                                                                    |
| Fireplace         | Yes                                                                                                                                                                            |
| # of Fireplaces   | 1                                                                                                                                                                              |
| Fireplaces        | Gas                                                                                                                                                                            |
| Has Basement      | Yes                                                                                                                                                                            |
| Basement          | Full                                                                                                                                                                           |

## Exterior

|                   |                                                                 |
|-------------------|-----------------------------------------------------------------|
| Exterior Features | Playground                                                      |
| Lot Description   | Cul-De-Sac, Many Trees, Rectangular Lot, Underground Sprinklers |
| Roof              | Asphalt Shingle                                                 |
| Construction      | Stone, Vinyl Siding                                             |
| Foundation        | Poured Concrete                                                 |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 14th, 2025 |
| Days on Market | 11                 |
| Zoning         | R-CG               |

## Listing Details

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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