

# \$729,900 - 6416 Sierra Morena Boulevard Sw, Calgary

MLS® #A2194910

**\$729,900**

3 Bedroom, 3.00 Bathroom, 1,591 sqft

Residential on 0.08 Acres

Signal Hill, Calgary, Alberta

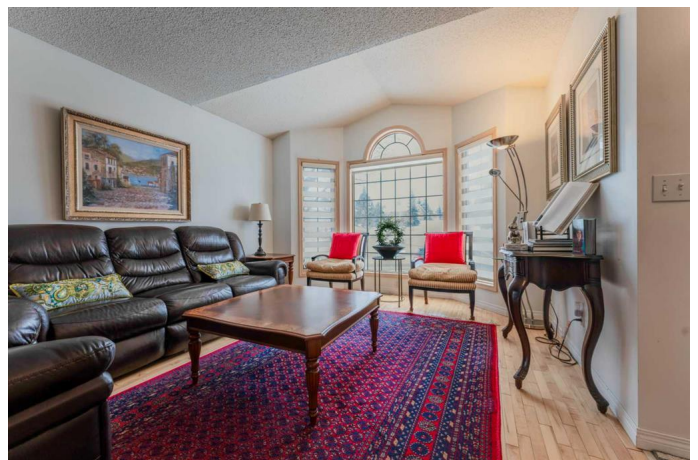
Welcome to this charming 2-storey single-detached home in the desirable community of Signal Hill! This beautifully maintained property boasts 3 spacious bedrooms and 2.5 bathrooms, with a vaulted ceiling in the inviting living room. The large master bedroom offers a private retreat, perfect for relaxation. The fully finished basement includes a large recreation room—ideal for entertaining or family fun.

Located just minutes from major shopping centers, public transit, schools, and a library, this home provides both convenience and comfort. The newer detached double garage offers plenty of storage and parking space. With proximity to downtown and easy access to all amenities, this home is the perfect blend of suburban tranquility and urban accessibility. Clean, well-maintained, and ready for you to move in—this home is a must-see!

Built in 1992

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2194910  |
| Price          | \$729,900 |
| Bedrooms       | 3         |
| Bathrooms      | 3.00      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,591     |



|            |             |
|------------|-------------|
| Acres      | 0.08        |
| Year Built | 1992        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | 2 Storey    |
| Status     | Active      |

### Community Information

|             |                                 |
|-------------|---------------------------------|
| Address     | 6416 Sierra Morena Boulevard Sw |
| Subdivision | Signal Hill                     |
| City        | Calgary                         |
| County      | Calgary                         |
| Province    | Alberta                         |
| Postal Code | T3H 3C2                         |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                       |
|-------------------|---------------------------------------------------------------------------------------|
| Interior Features | See Remarks                                                                           |
| Appliances        | Dishwasher, Dryer, Electric Range, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air                                                                            |
| Cooling           | None                                                                                  |
| Fireplace         | Yes                                                                                   |
| # of Fireplaces   | 1                                                                                     |
| Fireplaces        | Brick Facing, Gas Log                                                                 |
| Has Basement      | Yes                                                                                   |
| Basement          | Finished, Full                                                                        |

### Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | Garden                          |
| Lot Description   | Back Lane                       |
| Roof              | Asphalt Shingle                 |
| Construction      | Brick, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                 |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | February 15th, 2025 |
| Days on Market | 122                 |
| Zoning         | R-C2                |

### **Listing Details**

|                |                      |
|----------------|----------------------|
| Listing Office | MaxWell Canyon Creek |
|----------------|----------------------|

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