

# \$845,000 - 44 Sierra Nevada Rise Sw, Calgary

MLS® #A2192424

**\$845,000**

4 Bedroom, 3.00 Bathroom, 1,521 sqft

Residential on 0.11 Acres

Signal Hill, Calgary, Alberta

Welcome to this stunning detached bungalow in the sought-after community of Signal Hill, this beautifully maintained home sits on a well-appointed lot, offering both privacy and curb appeal in a neighborhood known for its convenience and charm.

Step inside to discover a spacious, open-concept layout with vaulted ceilings, large windows, and an inviting fireplace that serves as the perfect centerpiece for cozy evenings. The kitchen is bright and functional, with ample counter space and storage, flowing seamlessly into the dining and living areas—ideal for entertaining or simply unwinding at home.

The massive lower level is a standout feature, designed for ultimate entertainment and comfort. Whether you envision a home theatre, games room, or a welcoming guest retreat for family and friends, this versatile space offers endless possibilities.

Located just minutes from top-rated schools, shopping centers, parks, and amenities, this home provides the perfect balance of tranquility and accessibility. Homes in this highly desirable neighborhood don't last long—book your showing today and experience the warmth and elegance of this exceptional bungalow!

Built in 1996

## Essential Information



MLS® #	A2192424
Price	\$845,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,521
Acres	0.11
Year Built	1996
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	44 Sierra Nevada Rise Sw
Subdivision	Signal Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 3H6

### Amenities

Parking Spaces	4
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	Breakfast Bar, Built-in Features
Appliances	Microwave, Refrigerator, Washer/Dryer, Electric Oven, Freezer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Balcony, Private Yard
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Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	February 6th, 2025
Days on Market	36
Zoning	R-1

### **Listing Details**

Listing Office	eXp Realty
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