

**19 Sierra Morena Landing SW
Calgary, Alberta****MLS # A2223338****\$574,900**

Division:	Signal Hill		
Type:	Residential/Five Plus		
Style:	Townhouse		
Size:	1,620 sq.ft.	Age:	1999 (26 yrs old)
Beds:	2	Baths:	2 full / 2 half
Garage:	Double Garage Attached, Front Drive		
Lot Size:	-		
Lot Feat:	Landscaped, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 592
Basement:	Finished, Partial, Walk-Out To Grade	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Granite Counters, High Ceilings, Open Floorplan, Walk-In Closet(s)		

Inclusions: N/A

****OPEN HOUSE - Sun May 25 (11-1pm)**** This freshly renovated 2-storey townhouse offers over 1,600 sq ft of thoughtfully designed living space in the sought-after community of Signal Hill. With 2 spacious bedrooms, each with its own walk-in closet and private ensuite, it's an ideal fit for professionals, downsizers, or anyone seeking low-maintenance comfort and style. You'll appreciate the attention to detail throughout, including brand-new hardwood flooring, designer colour selections, and a warm, inviting layout. The updated kitchen features granite countertops and a glass tile backsplash, opening to a bright breakfast nook, while a separate dining room provides space for more formal meals. A gas fireplace creates a cozy focal point in the living area. The finished lower level includes a versatile recreation room, perfect for a media setup, gym, or home office. An attached garage, generous storage, and a quiet, well-maintained complex complete the package — all just minutes from Westhills shopping, transit, and green spaces.