

## 113 Sierra Vista Terrace SW Calgary, Alberta

**MLS # A2246277**

# \$995,000

|                  |                        |               |                   |
|------------------|------------------------|---------------|-------------------|
| <b>Division:</b> | Signal Hill            |               |                   |
| <b>Type:</b>     | Residential/House      |               |                   |
| <b>Style:</b>    | 2 Storey Split         |               |                   |
| <b>Size:</b>     | 1,824 sq.ft.           | <b>Age:</b>   | 1993 (32 yrs old) |
| <b>Beds:</b>     | 5                      | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached |               |                   |
| <b>Lot Size:</b> | 0.10 Acre              |               |                   |
| <b>Lot Feat:</b> | Rectangular Lot        |               |                   |

|                    |                                   |                   |      |
|--------------------|-----------------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air, Natural Gas           | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Hardwood    | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                   | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Finished, Full, Walk-Out To Grade | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Stucco, Wood Frame                | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete                   | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Pantry                            |                   |      |

**Inclusions:** Refrigerator (2), Stove (2), Hood Fan (2), Microwave (2), Dishwasher (2), Garburator (2), Washer (2), Dryer (2), coffee station, cabinetry in lower level

Welcome to 113 Sierra Vista Terrace SW, a beautifully maintained two-storey home tucked away on a quiet cul-de-sac in the sought-after community of Signal Hill. This inviting residence offers a bright and functional layout, with spacious main floor living and dining areas, a cozy fireplace, and a well-appointed kitchen with ample cabinetry and counter space. Upstairs features three generous bedrooms, including a primary suite with a walk-in closet and private ensuite. The fully developed basement with a separate entrance is currently set up as a self-contained suite and in the process of being legalized—offering incredible flexibility for extended family living or future rental income. Enjoy outdoor living in the sunny, landscaped backyard, perfect for relaxing or entertaining. Ideally located close to parks, top-rated schools, shopping at Signal Hill Centre, public transit, and major roadways, this home presents an exceptional opportunity to own in one of Calgary's most desirable west-side communities.