

# \$789,000 - 4 Sierra Vista Circle Sw, Calgary

MLS® #A2216720

**\$789,000**

3 Bedroom, 3.00 Bathroom, 1,379 sqft

Residential on 0.13 Acres

Signal Hill, Calgary, Alberta

OPEN HOUSE ON SATURDAY MAY 3RD BETWEEN 3-5PM. This walkout bungalow offers 1379 sq ft on the main level with another 1007sq ft of developed walk out basement with IN-FLOOR HEAT, CENTRAL A/C - backing the green belt, on a PRIVATE and MATURE lot, with NO NEIGHBOURS in back! On the main level you will enjoy a large living room under a vaulted ceiling, offering a generous sense of space and a view to the green belt. There is a breakfast nook, adjacent the deck and a proper dining room at the entrance. The master suite features a large sleeping quarters and an en suite bath with walk-in closet. There is a second bedroom and full bath on the main. The walkout has been fully developed with an inviting family room, wet bar, fitness or study space and a 3rd bedroom. Carpets were replaced Brand New a year ago. Great Location! A short walk to the walking and cycling paths of Signal Hill. Quick and easy access to downtown and west to the mountains and just a few steps to the library and the long list of shops and services at Westhills. Call to view today!

Built in 1991

## Essential Information

MLS® # A2216720

Price \$789,000

Bedrooms 3



Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,379
Acres	0.13
Year Built	1991
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	4 Sierra Vista Circle Sw
Subdivision	Signal Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H3A6

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Built-in Features
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer
Heating	In Floor, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

### Exterior

Exterior Features	Playground, Private Yard
Lot Description	Backs on to Park/Green Space

Roof	Asphalt
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 1st, 2025
Days on Market	13
Zoning	R-CG

### **Listing Details**

Listing Office	Greater Calgary Real Estate
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