

# \$799,000 - 4 Sierra Vista Circle Sw, Calgary

MLS® #A2183523

## \$799,000

3 Bedroom, 3.00 Bathroom, 1,379 sqft  
Residential on 0.13 Acres

Signal Hill, Calgary, Alberta

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® #	A2183523
Price	\$799,000
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 Shingle

Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	December 13th, 2024
Days on Market	109
Zoning	R-CG

### **Listing Details**

Listing Office	Greater Calgary Real Estate
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