

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

MLS® #A2206493

**\$845,000**

4 Bedroom, 3.00 Bathroom, 1,521 sqft  
Residential on 0.11 Acres

Signal Hill, Calgary, Alberta

Rare Signal Hill Bungalow | Premium Location

Welcome to one of the few remaining bungalows in the prestigious community of Signal Hill. Nestled on a quiet street in a prime location, this beautifully maintained 4-bedroom, 3-bathroom home offers nearly 2,900 sq ft of thoughtfully designed living space.

Step inside to soaring ceilings and an open-concept layout that seamlessly connects the living, dining, and kitchen areas – perfect for both everyday living and entertaining. The main floor features spacious bedrooms, a bright and airy atmosphere, and timeless finishes throughout.

Downstairs, the fully developed basement boasts a wide open concept with endless potential – whether you’re looking to add a home gym, theatre, or additional living quarters, the space is ready for your vision. Enjoy the convenience of walking distance to boutique shops, high-end schools, parks, and easy access for commuters heading downtown or south of the city. This is a rare opportunity to own a bungalow in one of Calgary’s most sought-after neighborhoods – whether you move in as-is or update to match your style, the possibilities here are endless. Don’t miss your chance to live in Signal Hill – homes like this don’t come around often.

Built in 1996



## Essential Information

MLS® #	A2206493
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
Subdivision	Signal Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 3H6

## Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Double Vanity, High Ceilings, Open Floorplan, Storage, Breakfast Bar
Appliances	Dishwasher, Electric Oven, Microwave, Washer/Dryer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Balcony
Lot Description	Back Yard, Front Yard, Cul-De-Sac
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 28th, 2025
Days on Market	6
Zoning	R-1

### **Listing Details**

Listing Office	Real Broker
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