

\$874,000 - 23 Sierra Nevada Way Sw, Calgary

MLS® #A2251723

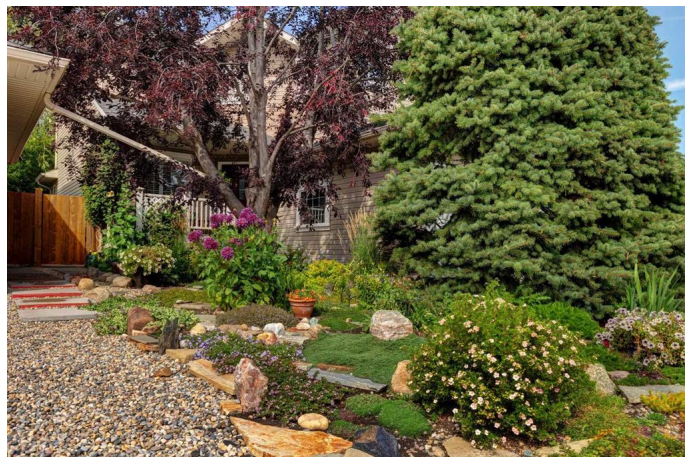
\$874,000

4 Bedroom, 4.00 Bathroom, 2,019 sqft

Residential on 0.11 Acres

Signal Hill, Calgary, Alberta

HOME SWEET HOME! Welcome to your exquisite, meticulously maintained and upgraded 2 storey family home situated on a generous, private lot with BREATHTAKING LANDSCAPING in the sought-after community of Signal Hill in Calgary's exclusive West Side! This spectacular and tremendously developed home offers 4 bedrooms, 3.5 bathrooms, 2,920+ SQFT of sophisticated, executive living space throughout, charming curb appeal and central air conditioning. Upon walking in you are greeted by the sun drenched open concept main floor layout with a lovely living room flooded by natural sunlight with an elegant and cozy three sided gas fireplace, open dining area, breakfast nook and a gourmet chefs kitchen with premium stainless steel appliances including a gas range, a focal point peninsula island with an eating bar and a built-in book shelf, ample cabinet space, a corner pantry and access to the large tiered patio. Completing the main floor is a corner office with French doors, bright foyer, powder room and convenient main floor laundry mud room with a sink. Upstairs boasts beautiful vinyl plank flooring throughout, 3 generous sized bedrooms (the primary retreat with a massive walk-in closet and the freshly updated, stunning spa-like 5 piece ensuite with heated floors, relaxing corner jetted tub, separate shower and double vanity sinks, bedroom with a walk-in closet and bedroom with vaulted ceilings), a den/loft and a wonderful 4 piece bathroom. The fully



finished basement boasts a large recreation/family room with wall to wall oak built-in shelving, stained glass and French door features, a wet bar, an entertainment system, cozy gas fireplace, a 4th spacious bedroom, a 3 piece bathroom with heated floors and towel rack, a rustic sauna and a storage/utility room that's perfect for all of your storage needs. Outside, you will find a double attached garage with additional driveway parking, professional mature landscaping with large trees adding to your private oasis, rock garden, pond, front porch and a fully fenced, gorgeous backyard with flagstone and pond features, providing you with the ultimate in privacy including a tiered deck, patio, stunning garden area and potter's bench. Other updates include fresh paint, vacuum system, heated garage with hanging racks, rain barrel and watering system, low-e windows, upgraded mechanicals (ultra violet in furnace/water and air systems), custom blinds and more! This unrivalled, quiet location is walking distance to public transportation, shopping, restaurants, coffee shops, schools, parks and a quick 15 minute drive to Downtown. This excellent family home is a MUST VIEW! Book your private viewing of this GEM today! Please note maintenance includes - Roof replaced in 2011, Water tank in 2023, Windows original (low-e). Furnace original, updated humidifier with UV air purifier, AC replaced 2022 was recently serviced on warranty. Furnace recently Serviced. Gas fireplace downstairs cleaned and serviced in 2021. Upstairs done last winter.

Built in 1996

Essential Information

MLS® #	A2251723
Price	\$874,000
Bedrooms	4

Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,019
Acres	0.11
Year Built	1996
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	23 Sierra Nevada Way Sw
Subdivision	Signal Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 3M6

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Driveway, Garage Door Opener, Concrete Driveway, Front Drive, Garage Faces Front, Workshop in Garage
# of Garages	2
Waterfront	See Remarks

Interior

Interior Features	Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Sauna, Soaking Tub, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Bar, Chandelier, French Door, Laminate Counters, See Remarks, Wet Bar
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2

Fireplaces	Family Room, Gas, Mantle, Decorative, Other, See Remarks, Raised Hearth, Recreation Room, See Through, Three-Sided
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Garden, Other, Private Yard, Storage, Rain Barrel/Cistern(s)
Lot Description	Back Yard, City Lot, Front Yard, Garden, Landscaped, Level, Low Maintenance Landscape, Many Trees, Native Plants, Private, Rectangular Lot, Treed, Views, Fruit Trees/Shrub(s), Few Trees, Lawn, Other, See Remarks, Secluded, Yard Drainage
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 3rd, 2025
Days on Market	46
Zoning	R-CG

Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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