101 Sierra Morena Landing SW

Calgary | Active | MLS® A2337019

$509,900









Bedrooms	Bathrooms	Year Built	Living area
2	**4**	**1999**	**2,051.72 sq. ft.**

Your next move starts with a conversation.

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Listed by REMAX Innovations

A closer look

Ready for immediate occupancy. A townhome that doesn’t just check boxes but truly welcomes you home. From the moment you arrive, you’ll feel the warmth and care poured into this exceptional property, lovingly maintained and thoughtfully updated over the years. Step first onto your charming south-facing front patio, where golden evening sun invites you to sit back, relax, and unwind. As you enter, you are greeted by soaring nine-foot ceilings and gorgeous hardwood flooring that flows throughout the main level. The spacious living room, anchored by a cozy gas fireplace, sets the tone for quiet nights in, while the large dining area transitions effortlessly into a kitchen designed to inspire. Here, a beautiful tile backsplash, upgraded stainless steel appliances, a central island, and a well-placed pantry offer both beauty and practicality. Just off the kitchen nook, an upper deck awaits complete with a gas line for your barbecue and peaceful views of the lush green space beyond. Upstairs, the thoughtful layout continues with two generous primary suites. The front bedroom features its own private balcony with breathtaking mountain views, a four-piece ensuite, and a huge walk-in closet. The second primary bedroom is equally impressive spacious enough to easily accommodate a king-size bed and offers a four-piece ensuite, large walk-in closet, and the added convenience of an in-suite washer and dryer. The lower walkout level is made for connection and fun whether you are hosting a card night, setting up a home theater, or even fitting in a pool table. Patio doors lead directly out to a tranquil, tree-lined green space where the sounds of nature replace the noise of the day. With electric in-floor heating and direct access to your large, double attached garage, this level feels comfortable and practical in every season. Every corner of this home reveals the seller’s pride of ownership. Recent updates include a new roof by the condo board just last year, a replaced hot water tank two years ago, smart light switches in the bedrooms, and updated lighting throughout most of the home. The stainless-steel appliances were upgraded four years ago, and if you ever wish to remove the carpet from the stairs, beautiful hardwood waits just beneath. Located in a fantastic community close to public transit, shopping, and easy access to Stoney Trail, this is more than a townhome it is the kind of place you’ll be excited to come home to. Truly, a must see!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2337019
Bedrooms	2
Bathrooms	4
Year Built	1999
Property Type:	Residential
Property Sub Type:	Semi Detached (Half Duplex)
Condo Type:	Bare Land Condo
Transaction Type:	For Sale

Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey, Attached-Side by Side
Total Living Area:	2,051.72 sq. ft.
Main Level Finished Area:	814.49 sq. ft.
Upper Level Finished Area:	783.55 sq. ft.
Condo Fee:	$644.52
Condo Fee Includes:	Common Area Maintenance, Insurance, Maintenance Grounds, Parking, Professional Management, Reserve Fund Contributions, Snow Removal, Trash
Lot Area:	2,066 sq. ft.
Lot Frontage:	24'¼"
Front Exposure:	South
Entry Level:	1
Levels:	Two
End Unit:	1 Common Wall
Total Rooms Above Grade:	5
Year built:	1999 (Age: 27)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	4.0 (Full:2, Half:2)
Num Ensuite Baths:	2
Plan:	9912351
Heating:	Forced Air, Natural Gas

Basement:	Full, Finished, Separate/Exterior Entry, Walk Out
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Stucco, Wood Frame
Structure Type:	Duplex
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Hardwood, Vinyl Plank
Cooling:	None
Fireplaces:	1
Fireplace Details:	Gas, Living Room
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	Laundry Room, Upper Level
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	The Landings
Community:	Signal Hill
Amenities:	Visitor Parking
Appliances:	Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings
Inclusions:	Ceiling Fan in Dining Room
Restrictions:	Pet Restrictions or Board approval Required, Pets Allowed

Pets Allowed:	Cats OK, Dogs OK, Yes
Main Floor	Living Room · 16'7" × 13'3" ·
Main Floor	Kitchen · 12'10" × 9' ·
Main Floor	Dining Room · 13'5" × 5'9" ·
Main Floor	Breakfast Nook · 11'6" × 11'1" ·
Upper Level	Bedroom - Primary · 14'11" × 12' ·
Upper Level	Bedroom · 12'7" × 11'7" ·
Lower Level	Family Room · 19'11" × 19' ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Closet Organizers, High Ceilings, No Smoking Home, Open Floorplan, Walk-In Closet(s)
Exterior Features:	Balcony, Private Entrance
Patio And Porch Features:	Deck, Front Porch, Patio
Lot Features:	Backs on to Park/Green Space, Landscaped, Low Maintenance Landscape, Private, Treed
Num. of Parcels:	0
Fencing:	None
Region:	Calgary
Zone:	CAL Zone W
Zoning:	R-CG
Listed Date:	Aug 15, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/101-sierra-morena-landing-sw-calgary-a2337019/

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