120 Sierra Morena Landing SW

Calgary | Active | MLS® A2330821

$699,900









Bedrooms	Bathrooms	Year Built	Living area
4	**3**	**1998**	**1,650.62 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by LPT Realty

A closer look

Signal Hill Bungalow | 3,200+ Sq. Ft. Developed | 4 Beds | 3 Full Baths | Finished Walkout | SW Backyard | Green Space Views | Vaulted Ceilings | 2 Fireplaces | A/C | Upper Deck + Lower Patio | Double Attached Garage | Designed to take full advantage of its peaceful setting, this spacious Signal Hill bungalow pairs more than 3,200 sq. ft. of developed living space with a fully finished walkout and a southwest backyard overlooking beautifully maintained green space. Natural light carries throughout the main level, enhanced by expansive windows, vaulted ceilings and a skylight, while hardwood floors and a gas fireplace bring warmth to the open living area. Quartz countertops, stainless steel appliances and abundant cabinetry equip the kitchen for everyday cooking and entertaining, complemented by a pantry and peninsula seating. Adjacently, the generous front dining room has the space to comfortably accommodate everything from casual dinners to larger celebrations. At the back of the home, the primary bedroom enjoys a quiet position overlooking the green surroundings. A large walk-in closet leads into a well-appointed 5-piece ensuite with dual sinks, an oversized shower, deep soaker tub and its own skylight providing tons of natural light. The main floor also includes a second bedroom, a 3-piece bathroom and convenient laundry room with a sink, creating a layout that keeps day-to-day necessities on one level. Central air conditioning and central vacuum add further comfort and convenience. Downstairs, the walkout level feels like a true extension of the home. At 30' wide, the expansive recreation room provides exceptional flexibility for movie nights, a games area, hobbies, entertaining or visiting family, with a second gas fireplace creating a natural gathering point. Two more bedrooms and a 4-piece bathroom complete the living areas on this level, along with an exceptionally large storage room that provides valuable space for seasonal items and household extras. The outdoor spaces are equally inviting. Step onto the glass-railed upper deck to enjoy the southwest exposure and open outlook, with a retractable awning offering shade when desired. Directly below, a covered patio extends the walkout living space outdoors and provides another sheltered place to relax. Both spaces look across the green space, while mature landscaping adds to the established feel of the property. A welcoming front porch and double attached garage round out the home. Parks, walking and bike paths, schools and transit are all nearby, along with the shops, restaurants and everyday amenities of Westhills Towne Centre and Signal Hill Centre. Major routes are easily accessible for trips throughout the city and into downtown. With bungalow living, a walkout lower level and a beautiful southwest setting, this is a home with the space and flexibility to comfortably adapt through every stage of life.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2330821
Bedrooms	4
Bathrooms	3
Year Built	1998
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:	Attached-Side by Side, Bungalow
Total Living Area:	1,650.62 sq. ft.
Main Level Finished Area:	1,650.62 sq. ft.
Below Grade Finished Area:	1,636.74 sq. ft.
Condo Fee:	$722.90
Condo Fee Includes:	Common Area Maintenance, Insurance, Maintenance Grounds, Professional Management, Reserve Fund Contributions, Snow Removal
Acreage:	No
Lot Area:	5,009 sq. ft.
Lot Frontage:	38'8"
Front Exposure:	Northeast
Entry Level:	1
Levels:	One
End Unit:	1 Common Wall
Total Rooms Above Grade:	6
Year built:	1998 (Age: 28)
Bedrooms:	4 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	2

Bathrooms:	3.0 (Full:3, Half:0)
Num Ensuite Baths:	1
Plan:	9912351
Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, Walk Out
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Brick, Stucco
Structure Type:	Duplex
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Hardwood, Tile
Cooling:	Central Air
Fireplaces:	2
Fireplace Details:	Gas, Living Room, Recreation Room
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	Main Level, Sink
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	The Landings
Community:	Signal Hill
Amenities:	Snow Removal

Appliances:	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Inclusions:	Awning, pool table and accessories
Restrictions:	Utility Right Of Way
Pets Allowed:	Restrictions
Main Floor	Foyer · 12' × 5'1" ·
Main Floor	Living Room · 19'5" × 18'4" ·
Main Floor	Dining Room · 14'11" × 8'11" ·
Main Floor	Kitchen · 16'9" × 8'10" ·
Main Floor	Bedroom - Primary · 21'6" × 13'4" ·
Main Floor	Walk-In Closet · 10' × 5'2" ·
Main Floor	Bedroom · 11'11" × 11'2" ·
Basement	Game Room · 30' × 23'1" ·
Basement	Bedroom · 13'2" × 12'7" ·
Basement	Storage · 32'2" × 19'3" ·
Basement	Bedroom · 14'6" × 12'6" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Walking/Bike Paths
Interior Features:	Breakfast Bar, Built-in Features, Central Vacuum, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Quartz Counters
Exterior Features:	Awning(s), Private Entrance
Patio And Porch Features:	Balcony(s), Front Porch, Patio
Lot Features:	Back Yard, Backs on to Park/Green Space, Landscaped, Low Maintenance Landscape
Num. of Parcels:	0
Fencing:	Partial
Region:	Calgary

Zone:	CAL Zone W
Zoning:	R-CG
Listed Date:	Jul 24, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/120-sierra-morena-landing-sw-calgary-a2330821/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

Data was last updated November 23, 2026 at 12:05 PM (UTC)

powered by myRealPage.com

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS®System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™.

The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.

Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.