30 Sierra Nevada Way SW

Calgary | Active | MLS® A2357507

$729,900









Bedrooms	Bathrooms	Year Built	Living area
3	**3**	**1996**	**1,712.35 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by RE/MAX House of Real Estate

A closer look

An exceptional opportunity to own a spacious detached home in the sought-after community of Signal Hill! Offering fantastic value, a BRAND-NEW FURNACE, and a wonderful location backing directly onto a pathway leading to a playground and green spaces, this move-in-ready home has so much to offer. Inside, soaring vaulted ceilings, hardwood floors, and large windows create a bright, welcoming atmosphere. The inviting living room features a cozy gas fireplace, while the spacious kitchen showcases beautiful all wooden cabinetry, granite countertops, stainless steel appliances, and a large centre island overlooking the dining area. A main-floor den/office, laundry room, and mudroom add everyday convenience. Upstairs are three generous bedrooms, including an oversized primary retreat with a walk-in closet and private 4-piece ensuite, plus a full family bathroom. The developed lower level offers a spacious family room, flexible bonus space, and plenty of storage. Outside, enjoy a private backyard surrounded by mature trees and beautiful landscaping, complete with a covered deck and lower patio. An oversized double attached garage completes the home. Ideally situated near Westhills shopping, Westside Recreation Centre, schools, parks, and major routes, this home offers the perfect combination of space, comfort, and convenience. A fantastic opportunity to get into a detached home in an established west Calgary community. Move in and make it yours!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2357507
Bedrooms	3
Bathrooms	3
Year Built	1996
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey
Total Living Area:	1,712.35 sq. ft.

Main Level Finished Area:	925.64 sq. ft.
Below Grade Finished Area:	664.31 sq. ft.
Acreage:	No
Lot Area:	4,445 sq. ft.
Lot Frontage:	42'3½"
Front Exposure:	Northwest
Levels:	Two
Total Rooms Above Grade:	8
Year built:	1996 (Age: 30)
Bedrooms:	3 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	3.0 (Full:2, Half:1)
Num Ensuite Baths:	1
Plan:	9611209
Heating:	Forced Air
Basement:	Full, Finished, Other
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Brick, Vinyl Siding, Wood Frame
Structure Type:	House
Roof:	Asphalt
Ensuite:	Yes
Flooring:	Ceramic Tile, Hardwood, Linoleum
Cooling:	None

Fireplaces:	1
Fireplace Details:	Gas
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	Laundry Room
City Quadrant:	Southwest
Community:	Signal Hill
Appliances:	Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Water Softener
Inclusions:	Basketball hoop, all window coverings.
Restrictions:	Restrictive Covenant, Utility Right Of Way
Main Floor	Living Room · 19'6" × 13'10" ·
Main Floor	Kitchen · 12'6" × 12'6" ·
Main Floor	Dining Room · 12'6" × 9' ·
Main Floor	Foyer · 8'2" × 4'9" ·
Main Floor	Mud Room · 5'9" × 4'8" ·
Main Floor	Den · 9'11" × 9'11" ·
Main Floor	Laundry · 7'6" × 5'8" ·
Upper Level	Bedroom - Primary · 13'4" × 13'4" ·
Upper Level	Walk-In Closet · 10'2" × 5' ·
Upper Level	Bedroom · 10'4" × 9'9" ·
Upper Level	Bedroom · 10'3" × 9'10" ·
Lower Level	Family Room · 26'10" × 12'8" ·

Lower Level	Flex Space · 11'11" × 8'9" ·
Lower Level	Furnace/Utility Room · 14'7" × 12'9" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Breakfast Bar, Built-in Features, Central Vacuum, Closet Organizers, Crown Molding, French Door, Storage, Vaulted Ceiling(s), Walk-In Closet(s)
Exterior Features:	Lighting, Private Yard
Patio And Porch Features:	Other
Lot Features:	Backs on to Park/Green Space, Front Yard, Landscaped, Many Trees, Private, Street Lighting, Treed
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone W
Zoning:	R-C1
Listed Date:	Nov 13, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/30-sierra-nevada-way-sw-calgary-a2357507/

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