# 63 Sierra Madre Crescent SW

Calgary | Active | MLS® A2352216

**$925,000**









| Bedrooms | Bathrooms | Year Built | Living area |
|---|---|---|---|
| **4** | **4** | **1997** | **2,240.9 sq. ft.** |

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**403-830-5152 | tiwana@maltiwana.ca**

Listed by Coldwell Banker Mountain Central

# A closer look

Exceptional garage space, valuable upgrades, and pride of ownership come together in this original-owner home in desirable Signal Hill! The standout triple garage features a second rear-access door leading to an additional parking pad ideal for a boat, or recreational vehicle. The garage also includes a heater, built-in cabinets, and hot and cold-water taps. Offering over 2,200 sq. ft. above grade plus a fully finished basement, this spacious two-storey home features an open floor plan designed for comfortable family living and entertaining. The main floor offers a den, an enclosed dining room, and a welcoming kitchen with an island and pantry. The family room is a cozy gathering space with a gas fireplace and built-in bookcases. Upstairs, you'll find three spacious bedrooms, including a generous primary retreat with a five-piece ensuite featuring a jetted tub. The fully finished basement adds excellent living space with a large recreation room and wet bar, a fourth bedroom, and a three-piece bathroom featuring a steam shower. Numerous updates provide added value and peace of mind, including Poly B plumbing replaced in July 2026, new main-floor vinyl plank flooring, new upstairs carpet, updated lighting throughout, and fresh paint on the main and upper levels. The exterior trim and garage have also been repainted. The hot water tank was replaced in November 2025, the electric stove in 2026, the refrigerator and dishwasher in 2023/2024, and the washer/dryer in 2023. The roof is approximately 10 years old. Outside, enjoy the landscaped reverse pie-shaped lot, deck, and inviting front porch. Parks, a playground, and nearby walking and biking paths add to the appeal of this established SW Calgary community. With generous living space, a functional layout, extensive updates, and exceptional parking and storage options, this original-owner home offers a wonderful opportunity in Signal Hill. Property is virtually staged.

# Property details

| | |
|---|---|
| **Status** | Active |
| **Prop. Type** | Residential |
| **MLS® Num** | A2352216 |
| **Bedrooms** | 4 |
| **Bathrooms** | 4 |
| **Year Built** | 1997 |
| **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 |

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|---|---|
| **Home Style:** | 2 Storey |
| **Total Living Area:** | 2,240.9 sq. ft. |
| **Main Level Finished Area:** | 1,203.73 sq. ft. |
| **Upper Level Finished Area:** | 1,037.17 sq. ft. |
| **Below Grade Finished Area:** | 1,111.92 sq. ft. |
| **Acreage:** | No |
| **Lot Area:** | 6,264 sq. ft. |
| **Lot Frontage:** | 70'4½" |
| **Front Exposure:** | South |
| **Levels:** | Two |
| **Total Rooms Above Grade:** | 7 |
| **Year built:** | 1997 (Age: 29) |
| **Bedrooms:** | 4 (Above Grd: 3) |
| **Bedrooms Above Grade:** | 3 |
| **Bedrooms On Main:** | 0 |
| **Bedrooms Below Grade:** | 1 |
| **Bathrooms:** | 4.0 (Full:3, Half:1) |
| **Num Ensuite Baths:** | 1 |
| **Plan:** | 9611432 |
| **Heating:** | Forced Air, Humidity Control |
| **Basement:** | Full, Finished, None |
| **Foundation:** | Poured Concrete |
| **New Constr.:** | No |
| **Construction Material:** | Brick, Vinyl Siding |
| **Structure Type:** | House |
| **Roof:** | Asphalt Shingle |

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|---|---|
| **Ensuite:** | Yes |
| **Flooring:** | Carpet, Vinyl Plank |
| **Cooling:** | None |
| **Fireplaces:** | 1 |
| **Fireplace Details:** | Family Room, Gas |
| **Garage:** | Yes |
| **Garage Spaces:** | 3 |
| **Parking:** | Parking Pad, Triple Garage Attached |
| **Parking Places:** | 7 |
| **Parking Total/Covered:** | 7 / - |
| **Laundry Features:** | Main Level |
| **City Quadrant:** | Southwest |
| **Community:** | Signal Hill |
| **Appliances:** | Bar Fridge, Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer |
| **Inclusions:** | Pool Table and Accessories, Garage Control and opener for 4rth door |
| **Restrictions:** | None Known |
| **Main Floor** | Breakfast Nook · 9'11" × 6'1" · |
| **Main Floor** | Dining Room · 14'11" × 11'7" · |
| **Main Floor** | Kitchen · 15'11" × 13'5" · |
| **Main Floor** | Laundry · 8'3" × 7'7" · |
| **Main Floor** | Family Room · 17'1" × 13'5" · |
| **Main Floor** | Office · 12'2" × 10'3" · |
| **Upper Level** | Bedroom · 12'6" × 10'2" · |
| **Upper Level** | Bedroom · 13'9" × 12'2" · |
| **Upper Level** | Bedroom - Primary · 17'2" × 14'11" · |
| **Basement** | Other · 16'2" × 10'4" · |

| | |
|---|---|
| **Basement** | Game Room · 33'7" × 18'6" · |
| **Basement** | Furnace/Utility Room · 11'11" × 9'4" · |
| **Basement** | Bedroom · 13'4" × 13'1" · |
| **Title to Land:** | Fee Simple |
| **Community Features:** | Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths |
| **Interior Features:** | Bookcases, Ceiling Fan(s), Central Vacuum, Double Vanity, Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Soaking Tub, Wood Windows |
| **Exterior Features:** | BBQ gas line, Private Yard |
| **Patio And Porch Features:** | Deck, Front Porch |
| **Lot Features:** | Back Yard, Cul-De-Sac, Front Yard, Gentle Sloping, Landscaped, Level, Low Maintenance Landscape, No Back Lane, Reverse Pie Shaped Lot, Street Lighting |
| **Num. of Parcels:** | 0 |
| **Fencing:** | Fenced |
| **Region:** | Calgary |
| **Zone:** | CAL Zone W |
| **Zoning:** | R-C1 |
| **Listed Date:** | Oct 16, 2026 |

### Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/63-sierra-madre-crescent-sw-calgary-a2352216/

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

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