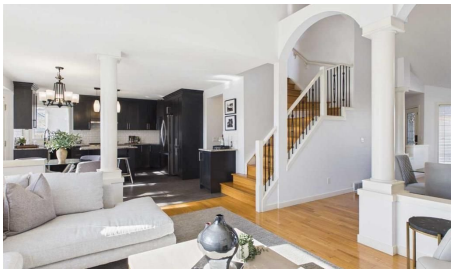
717 Sierra Madre Court SW

Calgary | Active | MLS® A2353842

$799,900









Bedrooms	Bathrooms	Year Built	Living area
4	**4**	**1997**	**1,906 sq. ft.**

Your next move starts with a conversation.

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Listed by CIR Realty

A closer look

Welcome to 717 Sierra Madre Court SW, a beautifully kept 2-storey walkout on a quiet cul-de-sac in the sought-after community of Signal Hill. Freshly painted throughout, the main floor greets you with a welcoming foyer, gorgeous real hardwood, soaring vaulted ceilings and large south-facing windows that beautifully fill the home with natural light. The open, well-planned layout includes a living room with a cozy gas fireplace and a kitchen that steps directly out to the deck for easy summer barbecues. A main-floor office with its own closet is a true bonus for working from home, alongside a half bath, main-floor laundry and an attached double garage. Upstairs, the primary bedroom enjoys south-facing windows with an unobstructed view and an ensuite with a relaxing soaker tub and separate shower. Two more generously sized bedrooms easily fit queen beds and share the main bathroom. The nicely renovated, fully carpeted walkout basement adds a large fourth bedroom with a walk-in closet, a full bathroom and a spacious rec room with a second fireplace and built-ins, ready for movie nights, games and get-togethers. Step out to the covered porch and hot tub, the perfect spot to unwind, then into a huge south-facing backyard with room to play, space for a garden and open views beyond. Pool table and hot tub available by separate negotiation. Everything is close by: Battalion Park School, Menno Simons Christian School, Ernest Manning High School, Webber Academy, Rundle College and Calgary Academy; Signal Hill Centre and library, Westhills Towne Centre, Westmarket Square and Signature Park Plaza; Battalion Park, Edworthy Park and Westside Recreation Centre; plus the 69 Street LRT and quick access to Stoney Trail and Sarcee Trail. A true must-see in Signal Hill. Book your private showing today!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2353842
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

Home Style:	2 Storey
Total Living Area:	1,906 sq. ft.
Main Level Finished Area:	1,106 sq. ft.
Upper Level Finished Area:	800 sq. ft.
Below Grade Finished Area:	908 sq. ft.
Acreage:	No
Lot Area:	7,244 sq. ft.
Lot Frontage:	24'10¾"
Front Exposure:	North
Levels:	Two
Total Rooms Above Grade:	9
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:	9412562
Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, Walk Out
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Shingle Siding, Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle

Ensuite:	Yes
Flooring:	Carpet, Hardwood
Cooling:	Central Air
Fireplaces:	0
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached, Driveway
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	In Unit
City Quadrant:	Southwest
Community:	Signal Hill
Appliances:	Dishwasher, Dryer, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Inclusions:	n/a
Restrictions:	None Known
Main Floor	Living Room · 21'7" × 11'1" ·
Main Floor	Kitchen · 11'4" × 8'7" ·
Main Floor	Office · 9'10" × 9' ·
Main Floor	Living Room · 14'2" × 13'5" ·
Main Floor	Dining Room · 16' × 13'9" ·
Main Floor	Balcony · 15'3" × 9'8" ·
2nd Floor	Bedroom · 11'10" × 9'4" ·
2nd Floor	Bedroom · 11'8" × 9'3" ·
2nd Floor	Hall · 9'5" × 7'8" ·
2nd Floor	Bedroom - Primary · 15'9" × 12'9" ·

Basement	Flex Space · 13'1" × 11' ·
Basement	Furnace/Utility Room · 9'2" × 0' ·
Basement	Hall · 7' × 3'3" ·
Basement	Bedroom · 14'8" × 9'4" ·
Basement	Bonus Room · 30'7" × 14' ·
Basement	Storage · 12'2" × 9'1" ·
Title to Land:	Fee Simple
Community Features:	Golf, Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Kitchen Island, No Smoking Home, Open Floorplan, Vaulted Ceiling(s)
Exterior Features:	Balcony, BBQ gas line, Private Yard
Patio And Porch Features:	Patio
Lot Features:	Backs on to Park/Green Space, City Lot, Cul-De-Sac, Few Trees, Front Yard, Irregular Lot, Low Maintenance Landscape, No Back Lane, No Neighbours Behind, Pie Shaped Lot, Street Lighting, Views, Yard Lights
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone W
Zoning:	R-C1
Listed Date:	Oct 21, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/717-sierra-madre-court-sw-calgary-a2353842/

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