81 Sierra Morena Landing SW

Calgary | Active | MLS® A2359452

$494,000









Bedrooms	Bathrooms	Year Built	Living area
2	**4**	**1999**	**2,055.54 sq. ft.**

Your next move starts with a conversation.

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Listed by RE/MAX Realty Professionals

A closer look

OPEN HOUSE SATURDAY NOV 21 FROM 3-5PM Set in the established community of Signal Hill, this 3-level semi-detached home in “The Landings” offers a bright, spacious, and thoughtfully updated space including a walk-out basement. From the moment you step into the welcoming front foyer, you will appreciate a home designed for comfort, style, and everyday living. Valuable recent exterior upgrades-including a new roof replaced in 2025, as well as newly replaced eavestroughs and skylight window-provide added peace of mind for years to come. The main level features an open, inviting flow that feels both airy and cohesive. At the front of the home, a generous living room is anchored by a cozy corner gas fireplace. Moving toward the back, a spacious central dining area connects seamlessly to a bright, functional kitchen outfitted with brand-new appliances, a corner pantry, and an adjacent breakfast nook. Sliding doors off the breakfast area open directly onto your private rear balcony, while a convenient main-floor two-piece powder room rounds out this level. Upstairs, a rare dual-primary layout provides remarkable versatility. Both oversized bedrooms feature their own private four-piece ensuites and walk-in closets, offering true retreat-style privacy under one roof. Downstairs, the walkout lower level adds a bright recreation room with direct outdoor access, a dedicated laundry area, a second two-piece bathroom, and plenty of storage and utility space. Direct interior access to the oversized 19'1" x 19'11" double attached garage adds everyday convenience and security. Beyond your front door, Signal Hill offers one of southwest Calgary's most sought-after lifestyles. You are minutes from the shops, restaurants, grocery stores, and theatres at Signal Hill Centre and Westhills Towne Centre, as well as the Westside Recreation Centre and Battalion Park. Scenic walking and biking pathways, local playgrounds, and reputable schools are right nearby, while quick access to Stoney Trail, Glenmore Trail, Sarcee Trail, and the 69 Street CTrain station makes commuting downtown or heading west to the Rockies effortless.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2359452
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:	2,055.54 sq. ft.
Main Level Finished Area:	789.97 sq. ft.
Upper Level Finished Area:	806.39 sq. ft.
Below Grade Finished Area:	459.18 sq. ft.
Condo Fee:	$618.98
Condo Fee Includes:	Amenities of HOA/Condo, Maintenance Grounds, Parking, Professional Management, Reserve Fund Contributions, Snow Removal, Trash
Lot Area:	2,163 sq. ft.
Lot Frontage:	24'3"
Front Exposure:	Southwest
Entry Level:	1
Levels:	Two
End Unit:	1 Common Wall, End Unit
Total Rooms Above Grade:	6
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

Basement:	Full, Finished, Walk Out
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Brick, Stucco, Wood Frame
Structure Type:	Duplex
Roof:	Shake
Ensuite:	Yes
Flooring:	Carpet, Linoleum, Vinyl Plank
Cooling:	None
Fireplaces:	2
Fireplace Details:	Basement, Electric, Gas, Living Room, Mantle, Tile
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached, Driveway, Front Drive
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Basement
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	The Landings
Community:	Signal Hill
Amenities:	Snow Removal
Appliances:	Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings
Inclusions:	N/A
Restrictions:	Restrictive Covenant, Utility Right Of Way

Pets Allowed:	Yes
Main Floor	Kitchen · 11' × 9'8" ·
Main Floor	Breakfast Nook · 11'4" × 11'1" ·
Main Floor	Dining Room · 13'7" × 10'8" ·
Main Floor	Living Room · 16'7" × 13'3" ·
Main Floor	Foyer · 7'1" × 6'6" ·
Upper Level	Bedroom · 14'11" × 11'10" ·
Upper Level	Walk-In Closet · 7'2" × 6'5" ·
Upper Level	Bedroom - Primary · 16'9" × 11'7" ·
Basement	Furnace/Utility Room · 9'11" × 7'5" ·
Basement	Game Room · 11'11" × 11'11" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Street Lights, Walking/Bike Paths
Interior Features:	Breakfast Bar, Ceiling Fan(s), Low Flow Plumbing Fixtures, Pantry, Quartz Counters, Skylight(s), Soaking Tub, Storage, Walk-In Closet(s)
Exterior Features:	Balcony
Patio And Porch Features:	Balcony(s), Front Porch, Patio
Lot Features:	Back Lane, Back Yard, Landscaped, Rectangular Lot
Num. of Parcels:	0
Fencing:	None
Region:	Calgary
Zone:	CAL Zone W
Zoning:	R-C2
Listed Date:	Nov 19, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/81-sierra-morena-landing-sw-calgary-a2359452/

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