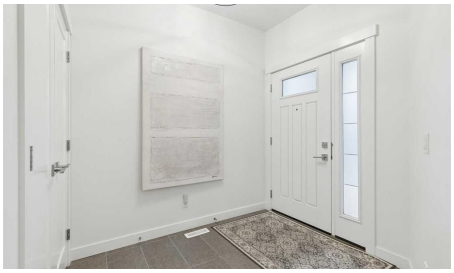
89 Sierra Morena Manor SW

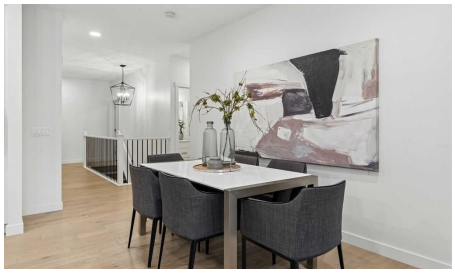
Calgary | Active | MLS® A2356144

$915,000









Bedrooms	Bathrooms	Year Built	Living area
4	**3**	**2019**	**1,471 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by RE/MAX First

A closer look

Welcome to 89 Sierra Morena Manor SW, an exceptional bungalow-style villa nestled in the highly desirable Morena West complex in Signal Hill. Offering an ideal blend of elegance, comfort, and low-maintenance living, this beautifully appointed home is sure to impress. Step inside to discover a bright and inviting open-concept main floor featuring gleaming white oak hardwood flooring, soaring ceilings, and a striking floor-to-ceiling stone fireplace that serves as the stunning focal point of the living area. Large windows flood the space with natural light, creating a peaceful and picturesque setting. The spacious main-floor primary retreat offers the convenience of single-level living, complete with a private ensuite. The thoughtfully designed layout provides an effortless flow between the principal living spaces, making it ideal for both everyday comfort and entertaining. The bright, fully developed lower level significantly expands the living space, featuring two additional bedrooms, a full bathroom, and a generous recreation area. Whether hosting guests, accommodating family, or simply relaxing, this versatile space offers exceptional flexibility. Enjoy the freedom of low-maintenance condo living without compromising on space, style, or location. Ideally situated in one of Calgary's most desirable southwest communities, this exceptional villa offers convenient access to Westhills Shopping Centre, restaurants, parks, walking pathways, and an abundance of nearby amenities.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2356144
Bedrooms	4
Bathrooms	3
Year Built	2019
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:	1,471 sq. ft.

Main Level Finished Area:	1,471 sq. ft.
Below Grade Finished Area:	1,427 sq. ft.
Condo Fee:	$451.98
Condo Fee Includes:	Common Area Maintenance, Maintenance Grounds, Professional Management, Reserve Fund Contributions, Snow Removal, Trash
Lot Area:	3,923 sq. ft.
Lot Frontage:	33'6"
Front Exposure:	East
Entry Level:	1
Levels:	One
End Unit:	1 Common Wall
Total Rooms Above Grade:	6
Year built:	2019 (Age: 7)
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:	1512692
Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, Other
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Stone, Vinyl Siding, Wood Frame
Structure Type:	Duplex

Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Ceramic Tile, Hardwood
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
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	Manor Villas
Community:	Signal Hill
Amenities:	Parking, Snow Removal, Trash, Visitor Parking
Appliances:	Dryer, Gas Range, Microwave, Oven, Range Hood, Refrigerator, Washer
Inclusions:	N/A
Restrictions:	Board Approval, Easement Registered On Title, Restrictive Covenant, Utility Right Of Way
Pets Allowed:	Yes
Main Floor	Kitchen · 14'6" × 10'7" ·
Main Floor	Dining Room · 15' × 8'6" ·
Main Floor	Living Room · 15'9" × 14'10" ·
Main Floor	Family Room · 7'11" × 7'4" ·

Main Floor	Laundry · 9'1" × 8'11" ·
Main Floor	Bedroom - Primary · 17' × 11'10" ·
Main Floor	Bedroom · 11'5" × 10'2" ·
Basement	Bedroom · 13' × 9'10" ·
Basement	Bedroom · 25'7" × 13'6" ·
Title to Land:	Fee Simple
Community Features:	Schools Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Kitchen Island, No Animal Home, Open Floorplan, Quartz Counters, Storage
Exterior Features:	Balcony, BBQ gas line, Lighting
Patio And Porch Features:	Patio
Lot Features:	Cleared, Street Lighting
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone W
Zoning:	DC
Listed Date:	Nov 05, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/89-sierra-morena-manor-sw-calgary-a2356144/

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

Data was last updated November 23, 2026 at 10:05 AM (UTC)

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