

# \$729,900 - 6416 Sierra Morena Boulevard Sw, Calgary

MLS® #A2194910

**\$729,900**

3 Bedroom, 3.00 Bathroom, 1,591 sqft  
Residential on 0.08 Acres

Signal Hill, Calgary, Alberta

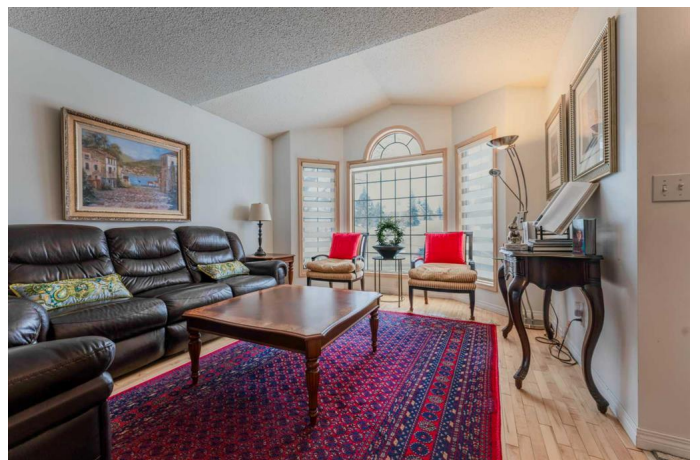
Welcome to this charming 2-storey single-detached home in the desirable community of Signal Hill! This beautifully maintained property boasts 3 spacious bedrooms and 2.5 bathrooms, with a vaulted ceiling in the inviting living room. The large master bedroom offers a private retreat, perfect for relaxation. The fully finished basement includes a large recreation room—ideal for entertaining or family fun.

Located just minutes from major shopping centers, public transit, schools, and a library, this home provides both convenience and comfort. The newer detached double garage offers plenty of storage and parking space. With proximity to downtown and easy access to all amenities, this home is the perfect blend of suburban tranquility and urban accessibility. Clean, well-maintained, and ready for you to move in—this home is a must-see!

Built in 1992

## Essential Information

MLS® #	A2194910
Price	\$729,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,591



Acres	0.08
Year Built	1992
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	6416 Sierra Morena Boulevard Sw
Subdivision	Signal Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 3C2

### **Amenities**

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### **Interior**

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Electric Range, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Brick Facing, Gas Log
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Garden
Lot Description	Back Lane
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed February 15th, 2025

Days on Market 46

Zoning R-C2

## **Listing Details**

Listing Office MaxWell Canyon Creek

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.