

**159 Sierra Morena Terrace SW  
Calgary, Alberta**

**MLS # A2288473**



**\$695,000**

<b>Division:</b>	Signal Hill		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bungalow		
<b>Size:</b>	1,586 sq.ft.	<b>Age:</b>	1991 (35 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Irregular Lot, Sloped		

<b>Heating:</b>	Fireplace(s), Zoned	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Other	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home		

**Inclusions:** N/A

Welcome to this west-facing semi-detached bungalow (half duplex) in Signal Hill, offering a relaxing outdoor deck for evening sun and mountain views on clear days. Inside, soaring vaulted ceilings and abundant natural light set the tone for an inviting open-concept living and dining space anchored by a cozy gas fireplace—ideal for both everyday comfort and entertaining. The kitchen and dining area flow seamlessly to the deck for easy indoor-outdoor living. The main floor features a spacious primary bedroom with a walk-in closet and a 4-piece ensuite, plus a second bedroom, a dedicated office/den, an additional full bathroom, and convenient main-floor laundry. A true highlight is the fully finished walkout basement—bright, spacious, and highly functional. With direct access to the backyard, this level feels open and livable, not like a typical lower floor. Enjoy a large recreation/family area with its own gas fireplace, plenty of room for a home theatre, gym, kids’s play zone, or guest setup, plus a third bedroom, another full bathroom, a flexible bonus room, and excellent storage—perfect for multi-generational living or a growing family. Mechanical highlights include dual boiler heating with separate zoning for the main level and basement, separate hot-water systems (dual hot water), central A/C, a fresh-air ventilation system (HRV/ERV), and a water softener. Buyers to verify equipment details. Enjoy a prime westside location with walkable access to the public library, nearby parks and pathways, convenient shopping and dining at Westhills / Signal Hill Centre, transit options, and quick routes around the city. Designated to Ernest Manning High School, a well-regarded option on Calgary’s west side (buyers to verify school designations and program eligibility).