

\$845,000 - 44 Sierra Nevada Rise, Calgary

MLS® #A2206493

\$845,000

4 Bedroom, 3.00 Bathroom, 1,521 sqft
Residential on 0.11 Acres

Signal Hill, Calgary, Alberta

Rare Signal Hill Bungalow | Premium Location

Welcome to one of the few remaining bungalows in the prestigious community of Signal Hill. Nestled on a quiet street in a prime location, this beautifully maintained 4-bedroom, 3-bathroom home offers nearly 2,900 sq ft of thoughtfully designed living space.

Step inside to soaring ceilings and an open-concept layout that seamlessly connects the living, dining, and kitchen areas – perfect for both everyday living and entertaining. The main floor features spacious bedrooms, a bright and airy atmosphere, and timeless finishes throughout.

Downstairs, the fully developed basement boasts a wide open concept with endless potential – whether you’re looking to add a home gym, theatre, or additional living quarters, the space is ready for your vision. Enjoy the convenience of walking distance to boutique shops, high-end schools, parks, and easy access for commuters heading downtown or south of the city. This is a rare opportunity to own a bungalow in one of Calgary’s most sought-after neighborhoods – whether you move in as-is or update to match your style, the possibilities here are endless. Don’t miss your chance to live in Signal Hill – homes like this don’t come around often.

Built in 1996



Essential Information

| | |
|----------------|-------------|
| MLS® # | A2206493 |
| Price | \$845,000 |
| Bedrooms | 4 |
| Bathrooms | 3.00 |
| Full Baths | 3 |
| Square Footage | 1,521 |
| Acres | 0.11 |
| Year Built | 1996 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|-----------------------|
| Address | 44 Sierra Nevada Rise |
| Subdivision | Signal Hill |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3H 3H6 |

Amenities

| | |
|----------------|------------------------|
| Parking Spaces | 4 |
| Parking | Double Garage Attached |
| # of Garages | 2 |

Interior

| | |
|-------------------|--|
| Interior Features | Double Vanity, High Ceilings, Open Floorplan, Storage, Breakfast Bar |
| Appliances | Dishwasher, Electric Oven, Microwave, Washer/Dryer |
| Heating | Forced Air |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 2 |
| Fireplaces | Gas |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|-----------------------------------|
| Exterior Features | Balcony |
| Lot Description | Back Yard, Front Yard, Cul-De-Sac |
| Roof | Asphalt Shingle |
| Construction | Brick, Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|------------------|
| Date Listed | March 28th, 2025 |
| Days on Market | 7 |
| Zoning | R-1 |

Listing Details

| | |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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