

# \$828,800 - 85 Sidon Crescent Sw, Calgary

MLS® #A2236110

**\$828,800**

5 Bedroom, 4.00 Bathroom, 1,863 sqft  
Residential on 0.11 Acres

Signal Hill, Calgary, Alberta

This beautifully maintained above-grade home offers over 2,600 sq/ft of total living space, ideal for a growing family. Fully developed with 5 bedrooms and 3.5 bathrooms and large double attached garage. Nestled on a quiet crescent with a generous West-facing backyard, this property is full of potential! Step inside to soaring vaulted ceilings and a formal living room that flows into the elegant dining area. The large kitchen features custom cabinetry, quartz countertops, a tiled backsplash, coffered ceilings, a stainless steel appliance package, and bright windows that flood the space with natural light. The sunny breakfast nook opens directly to the west-facing backyard, perfect for morning coffee or evening relaxation. A cozy family room with an electric fireplace completes the main level. Upstairs, the spacious primary suite includes large windows, a roomy closet, and a private 4-piece ensuite. Three additional bedrooms are all bright and generously sized, each with ample closet space. A second 4-piece bathroom completes the upper floor. The finished basement includes a fifth bedroom, another 4-piece bathroom, a rec room, and plenty of storage space. Enjoy outdoor living with new decks at both the front and back of the home. This sought-after West Side location offers easy access to top-rated schools, including primary and middle schools, Calgary French and International School, and is just a short drive to Ernest Manning High School. Youâ€™ll also be close to the



Westside Recreation Centre, shopping, dining, and have convenient access to downtown, the 69 St LRT, and Stoney Trail. Donâ€™t miss the opportunity to own this fantastic home in a prime location!

Built in 1989

**Essential Information**

MLS® #	A2236110
Price	\$828,800
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,863
Acres	0.11
Year Built	1989
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	85 Sidon Crescent Sw
Subdivision	Signal Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2H2C5

**Amenities**

Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

**Interior**

Interior Features	Breakfast Bar, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters
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Appliances	Dryer, Microwave, Range Hood, Refrigerator, Stove(s), Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Brick Facing, Electric, Family Room
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	None
Lot Description	Back Yard, Front Yard, Landscaped
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

## Additional Information

Date Listed	July 2nd, 2025
Days on Market	15
Zoning	R-CG

## Listing Details

Listing Office	Sotheby's International Realty Canada
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