# \$314,500 - 117, 30 Sierra Morena Mews Sw, Calgary

MLS® #A2221058

# \$314,500

2 Bedroom, 2.00 Bathroom, 910 sqft Residential on 0.00 Acres

Signal Hill, Calgary, Alberta

An Amazing Opportunity in the Pavilions of Richmond Hill!

This beautifully maintained 2-bedroom, 2-bathroom condo offers over 900 sq ft of open-concept living space and is one of the larger units in the building. Ideally located in one of Calgary's most desirable communities. With a modern layout, freshly painted areas, and newer laminate flooring this home combines comfort and style in a bright and welcoming setting.

Enjoy the west-facing balcony on those summer evenings - perfect for relaxing or entertaining and is completed by a private storage room for added convenience. The spacious living room features a cozy gas fireplace, large windows allowing in the natural light and sliding patio doors, adding to the home's warmth and functionality. The well appointed kitchen is great for functionality and would inspire any home chef!. The primary bedroom includes two closets and a private 3-piece ensuite. The second bedroom is spacious and conveniently located near the second full bathroom. A dedicated laundry room includes a full-size washer and dryer as well as additional cabinet space. This fantastic unit is rounded out by a Titled underground parking stall, a car wash bay in the heated underground parkade, ample visitor

parking, a BBQ gas line on the balcony & is located just steps from Signal Hill and West Hills Shopping Centres, schools, parks, transit,







and with easy access to Stoney and Tsuut'ina Trails, this location is ideal for anyone seeking convenience and connectivity. Don't miss your chance to own this immaculate and move-in-ready home in Signal Hill. Book your showing today!

Built in 1997

#### **Essential Information**

MLS® # A2221058 Price \$314,500

Bedrooms 2
Bathrooms 2.00
Full Baths 2
Square Footage 910
Acres 0.00
Year Built 1997

Type Residential Sub-Type Apartment

Style Single Level Unit

Status Active

# **Community Information**

Address 117, 30 Sierra Morena Mews Sw

Subdivision Signal Hill
City Calgary
County Calgary
Province Alberta
Postal Code T3H 3K7

#### **Amenities**

Amenities Car Wash, Elevator(s), Gazebo, Secured Parking, Snow Removal,

Visitor Parking

Parking Spaces 1

Parking Underground

## Interior

Interior Features No Animal Home, No Smoking Home, Open Floorplan, Storage

Appliances See Remarks

Heating Baseboard

Cooling None

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas

# of Stories 4

## **Exterior**

Exterior Features Balcony, BBQ gas line, Courtyard

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

# **Additional Information**

Date Listed June 3rd, 2025

Days on Market 81

Zoning M-C2

# **Listing Details**

Listing Office Unison Realty Group Ltd.

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