

206, 30 Sierra Morena Mews SW
Calgary, Alberta

MLS # A2178390



\$339,000

Division:	Signal Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	831 sq.ft.	Age:	1997 (27 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 562
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-C2 d186
Foundation:	-	Utilities:	-

Features: Breakfast Bar, Ceiling Fan(s), Closet Organizers, Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Storage, Track Lighting, Walk-In Closet(s)

Inclusions: Shelving in the kitchen, Shelving in secondary bedroom, Closet Organizer in Primary, Upper shelf in the laundry room

Discover an exceptional opportunity in the Pavillions of Richmond Hill, where convenience meets comfort. This inviting 2-bedroom, 2-bath spans 831 square feet and welcomes you with an open-concept layout, filled with warmth and charm. The updated laminate flooring, fresh paint, and a charming gas fireplace in the living room set the perfect tone for cozy evenings, creating an inviting and peaceful atmosphere that makes you feel right at home. Imagine mornings spent on your private, south-facing balcony, with stunning mountain views as your backdrop. Whether you're unwinding alone or hosting friends, this outdoor space feels like your personal retreat. And with a dedicated storage room just off the balcony, you'll have plenty of space for seasonal gear and more. Located within walking distance of Signal Hill and West Hills Shopping Centres, and with quick access to schools, parks, and major routes like Stoney and Tsuut'ina Trails, this condo offers a lifestyle of ease and accessibility. The building's car wash bay in the underground parking, along with your own titled parking spot and ample visitor parking, makes life here even more convenient. With its south-facing windows, this home bathes in natural light, creating an airy, welcoming atmosphere that you'll love coming home to. Impeccably maintained, this condo shines in every detail. Don't miss your chance to see this gem in Signal Hill; schedule a viewing today!