

210, 30 Sierra Morena Mews SW
Calgary, Alberta

MLS # A2222707



\$324,888

Division:	Signal Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	847 sq.ft.	Age:	1997 (28 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Parkade, Tandem, Underground		
Lot Size:	-		
Lot Feat:	Gazebo, No Neighbours Behind, Views		

Heating:	Baseboard, Hot Water, Natural Gas	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 603
Basement:	-	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	M-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Granite Counters, Open Floorplan, Soaking Tub, Storage		

Inclusions: Fobs

Backing onto a serene, treed ravine, this beautifully updated 2-bedroom unit delivers peace, privacy and style — all in a move-in ready package! Flooded with natural light thanks to its sunny south exposure, the open-concept design is bright and welcoming. Timeless white shutters add both charm and function to every window. Unwind in the living room in front of the cozy gas fireplace or step out onto the expansive balcony—an ideal spot for morning coffees, evening barbeques and tranquil outdoor moments with no rear neighbours in sight. The dining room has plenty of room for indoor gatherings, and hosting them is a breeze in the gorgeously updated kitchen featuring granite countertops, recently updated backsplash and \$6,000 Whirlpool appliances. The thoughtfully designed layout offers maximum privacy with the peaceful primary retreat on one side, featuring its own private ensuite. The second bedroom and full bath are located on the opposite side, perfect for guests, roommates or a home office. Additional features include in-suite laundry and an oversized tandem titled 2 parking stalls, ensuring every convenience is at your fingertips. All of this is just steps from an incredible range of amenities, grocery stores, big box retailers and restaurants are mere blocks away. With quick access to Stoney Trail, Sarcree Trail, and Glenmore, commuting or escaping the city is effortless. A true blend of nature, comfort and convenience awaits.