

214, 30 SIERRA MORENA Mews SW  
Calgary, Alberta

MLS # A2304755



## \$299,900

<b>Division:</b>	Signal Hill		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	839 sq.ft.	<b>Age:</b>	1997 (29 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Electric Gate, Garage Door Opener, Insulated, Parkade, Secured, Titled, Und		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 590
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-C2 d186
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), Closet Organizers, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Storage, Track Lighting, Walk-In Closet(s)		
<b>Inclusions:</b>	Draperies, Custom Black Out Blinds, 2 Garage Remotes, 2 Fobs		

WELCOME TO THE PAVILLIONS OF RICHMOND HILL &mdash; a beautifully maintained 838 sq ft 2 bedroom + 2 bath condo w/2 TITLED PARKING STALLS + a LARGE PRIVATE BALCONY in the highly desirable Signal Hill community &mdash; perfect for first-time buyers, downsizers, or investors seeking comfort, value + LOCATION in Calgary! Step into a welcoming foyer that immediately reflects the home's care + pride of ownership &mdash; feat. UPDATED LIGHTING, clean finishes + a functional layout that flows seamlessly into the main living space &mdash; setting the tone for relaxed, everyday living. The OPEN-CONCEPT living area is filled w/natural light from its EAST-FACING exposure &mdash; creating a bright, inviting atmosphere &mdash; complemented by gorgeous hardwood flooring + anchored by a cozy corner GAS FIREPLACE w/a mantle, the perfect place to unwind after a long day or enjoy quiet nights in. At the heart of the home &mdash; a well-appointed eat-in kitchen designed for both function + flow &mdash; feat. crisp white cabinetry, tile backsplash, pantry storage + a peninsula BREAKFAST BAR that encourages casual meals + connection &mdash; all paired w/ STAINLESS STEEL appliances incl/an electric stove, microwave + white dishwasher for a clean, timeless look. The seamless connection between kitchen, dining + living spaces makes this home ideal for entertaining or simply enjoying your own space &mdash; offering flexibility + comfort in equal measure. Step through the sliding doors onto your expansive 16' x 10' PRIVATE BALCONY &mdash; a true extension of your living space, surrounded by mature trees that create your own PRIVATE OASIS. Featuring a GAS BBQ LINE + a convenient STORAGE ROOM, this is the perfect setting for summer entertaining,

morning coffee, or unwinding in a peaceful, open-air retreat. The primary bedroom offers a calm, private escape &mdash; generously sized w/WALK-IN CLOSET + a private 3 PC ENSUITE &mdash; creating a serene space to relax + recharge at the end of the day. Positioned for privacy, the second bedroom sits on the opposite side of the unit &mdash; ideal for guests, a home office, or flex space &mdash; conveniently located near the IN-SUITE LAUNDRY + full 4 PC MAIN BATHROOM for added everyday ease. Enjoy a well-managed, secure building w/elevator access + CAR WASH + visitor parking &mdash; designed for easy, low-maintenance living. Signal Hill delivers a complete, lifestyle-driven experience &mdash; feat. Westhills shopping, trendy restaurants + caf&eacute;s, beautiful parks + scenic walking paths &mdash; all w/ quick access to downtown, transit (both bus + the C-train nearby!) + major routes &mdash; PLUS a QUICK DRIVE TO THE MOUNTAINS &mdash; making everyday living convenient, connected + effortless. This is an incredible opportunity to own a well-kept, move-in-ready condo in a prime location &mdash; book your private showing today!