

# \$329,999 - 107, 30 Sierra Morena Mews Sw, Calgary

MLS® #A2211205

**\$329,999**

2 Bedroom, 2.00 Bathroom, 825 sqft

Residential on 0.00 Acres

Signal Hill, Calgary, Alberta

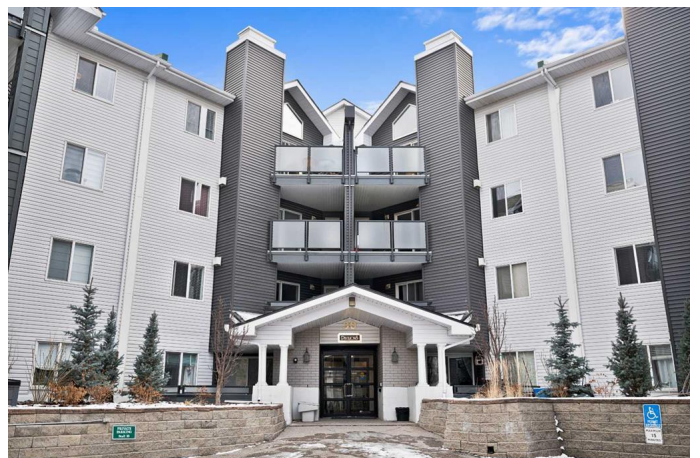
Welcome to your dream condo in the heart of Signal Hill! This inviting two-bedroom, two-bathroom unit features a spacious open floor plan designed for both relaxation and entertainment. The living area boasts a cozy fireplace, perfect for creating warm memories during chilly evenings.

Step outside onto your generous covered patio, where you can enjoy the western exposure, allowing natural sunlight to flood your space throughout the day. Picture yourself hosting summer barbecues or unwinding with a glass of wine as the sun sets. Location, is everything, and this condo doesn't disappoint! Nestled in a fabulous community, youâ€™re just moments away from the vibrant West- Hills Shopping Centre and Signal-Hill Shopping complete with diverse dining and entertainment options. Commuters will appreciate easy access to Stony Trail, making your daily travels a breeze.

Additional highlights of this property include heated underground parking, a convenient car wash facility, a dedicated storage locker, and extra storage off the balconyâ€™perfect for all your outdoor gear!

Don't miss the opportunity to experience comfortable living in one of Signal Hill's most desirable neighborhoods. Schedule your private viewing today and discover all the joys this condo has to offer!

Built in 1997



## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2211205          |
| Price          | \$329,999         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 825               |
| Acres          | 0.00              |
| Year Built     | 1997              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

## Community Information

|             |                               |
|-------------|-------------------------------|
| Address     | 107, 30 Sierra Morena Mews Sw |
| Subdivision | Signal Hill                   |
| City        | Calgary                       |
| County      | Calgary                       |
| Province    | Alberta                       |
| Postal Code | T3H 3K7                       |

## Amenities

|                |                                                                      |
|----------------|----------------------------------------------------------------------|
| Amenities      | Elevator(s), Secured Parking, Snow Removal, Storage, Visitor Parking |
| Parking Spaces | 1                                                                    |
| Parking        | Enclosed, Heated Garage, Parkade, Titled, Underground                |

## Interior

|                   |                                                                                   |
|-------------------|-----------------------------------------------------------------------------------|
| Interior Features | No Animal Home, Open Floorplan, Storage                                           |
| Appliances        | Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer |
| Heating           | Forced Air                                                                        |
| Cooling           | None                                                                              |
| Fireplace         | Yes                                                                               |
| # of Fireplaces   | 1                                                                                 |
| Fireplaces        | Gas                                                                               |
| # of Stories      | 4                                                                                 |

## Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | Balcony                  |
| Construction      | Vinyl Siding, Wood Frame |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 11th, 2025 |
| Days on Market | 4                |
| Zoning         | M-C2             |

**Listing Details**

|                |                         |
|----------------|-------------------------|
| Listing Office | Century 21 Bravo Realty |
|----------------|-------------------------|

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