# \$348,800 - 107, 30 Sierra Morena Mews Sw, Calgary

MLS® #A2202983

#### \$348,800

2 Bedroom, 2.00 Bathroom, 826 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, you'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!







#### **Essential Information**

MLS® # A2202983 Price \$348,800

Bedrooms 2
Bathrooms 2.00
Full Baths 2
Square Footage 826
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 Heated Garage, Titled, Underground, Enclosed, Parkade

#### 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 March 20th, 2025

Days on Market 15

Zoning M-C2

## **Listing Details**

Listing Office Century 21 Bravo Realty

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