

# \$324,500 - 117, 30 Sierra Morena Mews Sw, Calgary

MLS® #A2221058

**\$324,500**

2 Bedroom, 2.00 Bathroom, 910 sqft

Residential on 0.00 Acres

Signal Hill, Calgary, Alberta

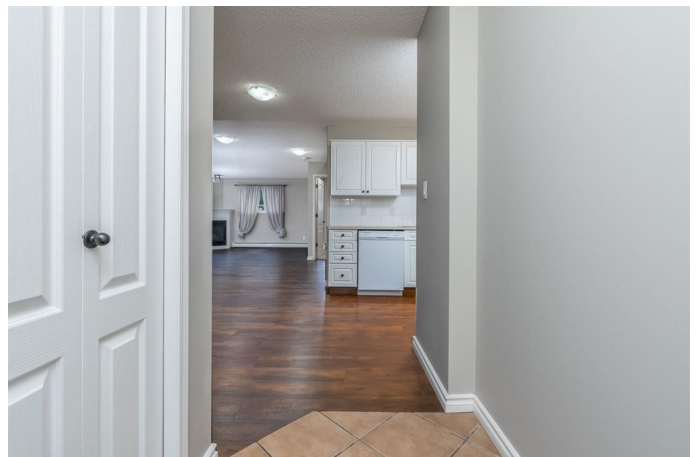
An Amazing Opportunity in the Pavilions of Richmond Hill!

This beautifully maintained 2-bedroom, 2-bathroom condo offers over 900 sq ft of open-concept living space and is one of the larger units in the building. Ideally located in one of Calgary's most desirable communities. With a modern layout, freshly painted areas, and newer laminate flooring this home combines comfort and style in a bright and welcoming setting.

Enjoy the west-facing balcony on those summer evenings - perfect for relaxing or entertaining and is completed by a private storage room for added convenience. The spacious living room features a cozy gas fireplace, large windows allowing in the natural light and sliding patio doors, adding to the home's warmth and functionality.

The well appointed kitchen is great for functionality and would inspire any home chef!. The primary bedroom includes two closets and a private 3-piece ensuite. The second bedroom is spacious and conveniently located near the second full bathroom. A dedicated laundry room includes a full-size washer and dryer as well as additional cabinet space.

This fantastic unit is rounded out by a Titled underground parking stall, a car wash bay in the heated underground parkade, ample visitor parking, a BBQ gas line on the balcony & is located just steps from Signal Hill and West Hills Shopping Centres, schools, parks, transit,



and with easy access to Stoney and Tsuutâ€™ina Trails, this location is ideal for anyone seeking convenience and connectivity. Donâ€™t miss your chance to own this immaculate and move-in-ready home in Signal Hill. Book your showing today!

Built in 1997

**Essential Information**

MLS® #	A2221058
Price	\$324,500
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	910
Acres	0.00
Year Built	1997
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

**Community Information**

Address	117, 30 Sierra Morena Mews Sw
Subdivision	Signal Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 3K7

**Amenities**

Amenities	Car Wash, Elevator(s), Gazebo, Secured Parking, Snow Removal, Visitor Parking
Parking Spaces	1
Parking	Underground

**Interior**

Interior Features	No Animal Home, No Smoking Home, Open Floorplan, Storage
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Appliances	See Remarks
Heating	Baseboard
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	4

### Exterior

Exterior Features	Balcony, BBQ gas line, Courtyard
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame

### Additional Information

Date Listed	June 3rd, 2025
Days on Market	44
Zoning	M-C2

### Listing Details

Listing Office	Unison Realty Group Ltd.
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