

**310, 20 Sierra Morena Mews SW
Calgary, Alberta**

MLS # A2293099



\$294,999

Division:	Signal Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	851 sq.ft.	Age:	1996 (30 yrs old)
Beds:	2	Baths:	2
Garage:	Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 562
Basement:	-	LLD:	-
Exterior:	Brick, Stone, Wood Frame	Zoning:	M-C2 d186
Foundation:	-	Utilities:	-
Features:	Storage		

Inclusions: Refrigerator, Dishwasher, Stove, Microwave, Washer, Dryer, Window Coverings

Welcome to this bright and well-maintained 2-bedroom, 2-bathroom condo located on the 3rd floor in the highly desirable community of Signal Hill. Offering 851 sq ft of comfortable living space, this home combines functionality, natural light, and an unbeatable location close to amenities. Step inside to an inviting open-concept layout featuring large windows that fill the living space with natural light. The spacious living room is anchored by a cozy gas fireplace, creating the perfect place to relax at the end of the day. Just off the living area, the private covered balcony provides a quiet outdoor retreat overlooking beautiful mature trees — ideal for enjoying your morning coffee or unwinding in the evening. The bright kitchen offers ample cabinetry, generous counter space, and stainless steel appliances, making meal preparation easy and convenient. The primary bedroom is spacious and comfortable, complete with its own private 3 piece ensuite bathroom, while the second bedroom offers excellent flexibility for guests, a home office, or additional living space. A second full 4 piece bathroom ensures convenience for both residents and visitors. The adjacent dining area flows seamlessly into the living space, creating a functional layout perfect for everyday living or entertaining. Additional highlights include in-suite laundry, titled underground parking, and a well-managed and well-cared-for building, providing both comfort and peace of mind. Perfectly located, this home is within walking distance to Westhills Towne Centre, offering a wide variety of shopping, restaurants, cafes, a movie theatre, and everyday amenities. With easy access to transit, downtown Calgary, and quick routes to the mountains, this location truly offers the best of both city living and outdoor adventure. Whether you're a first-time buyer, downsizer, or investor, this Signal Hill condo offers an exceptional

opportunity in a fantastic location. Don't miss your chance to see this one today. You won't be disappointed.