

# \$324,888 - 210, 30 Sierra Morena Mews Sw, Calgary

MLS® #A2222707

**\$324,888**

2 Bedroom, 2.00 Bathroom, 847 sqft

Residential on 0.00 Acres

Signal Hill, Calgary, Alberta

Backing onto a serene, treed ravine, this beautifully updated 2-bedroom unit delivers peace, privacy and style – all in a move-in ready package! Flooded with natural light thanks to its sunny south exposure, the open-concept design is bright and welcoming. Timeless white shutters add both charm and function to every window. Unwind in the living room in front of the cozy gas fireplace or step out onto the expansive balcony – an ideal spot for morning coffees, evening barbeques and tranquil outdoor moments with no rear neighbours in sight. The dining room has plenty of room for indoor gatherings, and hosting them is a breeze in the gorgeously updated kitchen featuring granite countertops, recently updated backsplash and \$6,000 Whirlpool appliances. The thoughtfully designed layout offers maximum privacy with the peaceful primary retreat on one side, featuring its own private ensuite. The second bedroom and full bath are located on the opposite side, perfect for guests, roommates or a home office. Additional features include in-suite laundry and an oversized tandem titled 2 parking stalls, ensuring every convenience is at your fingertips. All of this is just steps from an incredible range of amenities, grocery stores, big box retailers and restaurants are mere blocks away. With quick access to Stoney Trail, Sarcree Trail, and Glenmore, commuting or escaping the city is effortless. A true blend of nature, comfort and convenience awaits.



Built in 1997

## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2222707          |
| Price          | \$324,888         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 847               |
| Acres          | 0.00              |
| Year Built     | 1997              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

## Community Information

|             |                               |
|-------------|-------------------------------|
| Address     | 210, 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, Visitor Parking |
| Parking Spaces | 2   |
| Parking        | Heated Garage, Parkade, Underground, Tandem                 |

## Interior

|                   |  |
|-------------------|--|
| Interior Features | Ceiling Fan(s), Granite Counters, Open Floorplan, Soaking Tub, Storage     |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer |
| Heating           | Baseboard, Natural Gas, Hot Water  |
| Cooling           | None   |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Gas, Living Room   |
| # of Stories      | 4  |

**Exterior**

|                   |                                     |
|-------------------|-------------------------------------|
| Exterior Features | Balcony                             |
| Lot Description   | Gazebo, No Neighbours Behind, Views |
| Roof              | Asphalt Shingle                     |
| Construction      | Brick, Vinyl Siding, Wood Frame     |
| Foundation        | Poured Concrete                     |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 21st, 2025 |
| Days on Market | 2              |
| Zoning         | M-C2           |

**Listing Details**

|                |                              |
|----------------|------------------------------|
| Listing Office | RE/MAX Real Estate (Central) |
|----------------|------------------------------|

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