



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**20 SIERRA MORENA Mews #407, Calgary T3H 3K9**

MLS® #: **A2125393**

Area: **Signal Hill**

Listing Date: **04/24/24**

List Price: **\$345,900**

Status: **Active**

County: **Calgary**

Change: **-\$9k, 02-May**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Apartment**  
City/Town: **Calgary**  
Year Built: **1996**

Lot Information

Lot Sz Ar:  
Lot Shape:

Finished Floor Area

Abv Sqft: **822**  
Low Sqft:  
Ttl Sqft: **822**

DOM

**25**  
Layout  
Beds: **2 (2 )**  
Baths: **2.0 (2 0)**  
Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**  
Garage Sz:

Access:

Lot Feat:

Park Feat:

**Underground**

Utilities and Features

Roof:  
Heating: **Baseboard**  
Sewer:  
Ext Feat: **Balcony**

Construction: **Brick,Stone,Veneer,Wood Frame**  
Flooring: **Carpet,Linoleum**  
Water Source:  
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Refrigerator,Washer**  
Int Feat: **No Animal Home,No Smoking Home**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Living Room</b>	<b>Main</b>	<b>18`0" x 13`7"</b>	<b>Kitchen</b>	<b>Main</b>	<b>11`6" x 10`6"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>12`4" x 10`9"</b>	<b>Bedroom</b>	<b>Main</b>	<b>9`10" x 9`8"</b>
<b>3pc Ensuite bath</b>	<b>Main</b>	<b>7`8" x 5`4"</b>	<b>4pc Bathroom</b>	<b>Main</b>	<b>8`4" x 4`10"</b>

Legal/Tax/Financial

Condo Fee:  
**\$563**

Title: **Fee Simple**  
Fee Freq:

Zoning: **M-C2 d186**

Legal Desc:	9612478	Monthly	Remarks
Pub Rmks:	<b>FRESHLY PAINTED NEW PHOTOS WILL BE UPDATESHORLTY EXCELLENT DEAL FOR A TOP FLOOR UNIT IN THIS TWO BEDROOM/TWO BATHROOM W/VAULTED CEILINGS/GAS FIREPLACE AND IN-SUITE LAUNDRY PROVIDED IN THE 'PAVILIONS' ** This 822 sq/ft unit feat. an open kitchen/open concept/in unit storage room/master bedroom w/3pc ensuite/full appliance package/top floor with balcony and gas BBQ line/underground heated and secured titled parking stall/secured front door entrance to the building/private complex with no through roads/second bedroom with added window. This complex is in a great location close to Westhills/Signal Hill shopping/access to downtown and the mountains/C-train station just 8 minutes away. Excellent value, well below city and other similar property values in past recent sales. Call today.. perfect for the first time buyer, empty nester and investor. RMS MEASUREMENT BY URBAN MEASUREMENT.</b>		
Inclusions:	N/A		
Property Listed By:	Real Estate Professionals Inc.		

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123







