

30 SIERRA MORENA Mews #206, Calgary T3H 3K7

MLS® #: **A2155915** Area: **Signal Hill** Listing Date: **08/08/24** List Price: **\$349,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **1997**

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:
 Lot Feat:
 Park Feat: **Underground**

Finished Floor Area

Abv Sqft: **831**
 Low Sqft:
 Ttl Sqft: **831**

DOM

41
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Apartment**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding, Wood Frame**
 Heating: **Baseboard** Flooring: **Carpet, Laminate, Vinyl**
 Sewer: Ext Feat: **Balcony, BBQ gas line** Water Source:
 Fnd/Bsmt:
 Kitchen Appl: **Dishwasher, Electric Range, Range Hood, Refrigerator, Washer/Dryer Stacked, Window Coverings**
 Int Feat: **Breakfast Bar, Ceiling Fan(s), Closet Organizers, Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Storage, Track Lighting, Walk-In Closet(s)**
 Utilities:

Room Information

| Room | Level | Dimensions | Room | Level | Dimensions |
|--------------------------|-------|---------------|--------------|-------|----------------|
| 3pc Ensuite bath | Main | 7`11" x 5`5" | 4pc Bathroom | Main | 7`11" x 5`7" |
| Bedroom | Main | 10`0" x 9`10" | Foyer | Main | 11`4" x 6`6" |
| Kitchen With Eating Area | Main | 14`8" x 13`9" | Living Room | Main | 13`3" x 12`11" |
| Bedroom - Primary | Main | 17`3" x 11`3" | Storage | Main | 5`8" x 3`1" |

Legal/Tax/Financial

Condo Fee: **\$562** Title: **Fee Simple** Zoning: **M-C2 d186**

Fee Freq:
Monthly

Legal Desc: **9712490**

Remarks

Pub Rmks: **An amazing opportunity to own in the desirable Pavillions of Richmond Hill. This stunning 831 sqft, 2 bed, 2 bath condo features a modern open-concept layout that seamlessly combines comfort and style. The unit features newer laminate flooring in the main living area, kitchen, and second bedroom, complemented by freshly painted main areas that create a bright and welcoming atmosphere. Enjoy spending time on your private south-facing balcony with mountain views, perfect for relaxing and entertaining. There is also a storage room located off of the balcony, for added convenience. Ideally located within walking distance to Signal Hill and West Hills Shopping Centres, this home is also close to schools, transit, and provides quick access to Stoney and Tsuut'ina Trails. The building includes a car wash bay in the underground parking area, and the condo comes with one titled parking space and ample visitor parking. Situated in a great area, this immaculate unit has been well taken care of and is incredibly bright thanks to its open layout south facing windows. Don't miss out on this exceptional opportunity to own a beautiful condo in the highly desirable Signal Hill community. Schedule a viewing today and make this your new home!**

Inclusions: **Shelving in the kitchen, Shelving in secondary bedroom, Closet Organizer in Primary, Upper shelf in the laundry room**

Property Listed By: **Sotheby's International Realty Canada**

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







