



THE
A-TEAM

**RE/MAX
FIRST**

30 SIERRA MORENA Mews #206, Calgary T3H 3K7

MLS® #: **A2178390**

Area: **Signal Hill**

Listing Date: **11/10/24**

List Price: **\$339,000**

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:

Finished Floor Area

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

DOM

11
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Apartment**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat:

Underground

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Baseboard**
Sewer:
Ext Feat: **Balcony,BBQ gas line**

Construction:
Vinyl Siding,Wood Frame
Flooring:
Carpet,Laminate,Vinyl
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

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
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

Legal Desc:	9712490	Fee Freq: Monthly	Remarks
Pub Rmks:	<p>Discover an exceptional opportunity in the Pavillions of Richmond Hill, where convenience meets comfort. This inviting 2-bedroom, 2-bath spans 831 square feet and welcomes you with an open-concept layout, filled with warmth and charm. The updated laminate flooring, fresh paint, and a charming gas fireplace in the living room set the perfect tone for cozy evenings, creating an inviting and peaceful atmosphere that makes you feel right at home. Imagine mornings spent on your private, south-facing balcony, with stunning mountain views as your backdrop. Whether you're unwinding alone or hosting friends, this outdoor space feels like your personal retreat. And with a dedicated storage room just off the balcony, you'll have plenty of space for seasonal gear and more. Located within walking distance of Signal Hill and West Hills Shopping Centres, and with quick access to schools, parks, and major routes like Stoney and Tsuut'ina Trails, this condo offers a lifestyle of ease and accessibility. The building's car wash bay in the underground parking, along with your own titled parking spot and ample visitor parking, makes life here even more convenient. With its south-facing windows, this home bathes in natural light, creating an airy, welcoming atmosphere that you'll love coming home to. Impeccably maintained, this condo shines in every detail. Don't miss your chance to see this gem in Signal Hill... schedule a viewing today!</p>		
Inclusions: Property Listed By:	<p>Shelving in the kitchen, Shelving in secondary bedroom, Closet Organizer in Primary, Upper shelf in the laundry room Sotheby's International Realty Canada</p>		

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





