



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:

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**

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

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

Legal/Tax/Financial

Condo Fee:

**\$562**

Title:

**Fee Simple**

Zoning:

**M-C2 d186**

Fee Freq:  
**Monthly**

Legal Desc: **9712490**

Remarks

Pub Rmks: **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!**

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

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





