

Finished Floor Area

898

898

Abv Saft:

Low Sqft:

Ttl Sqft:

DOM

Layout

Beds:

Baths:

Style:

<u>Parking</u> Ttl Park:

Garage Sz:

2 (2)

1

2.0 (2 0)

Apartment

18

30 SIERRA MORENA Mews #119, Calgary T3H 3K7

Listing A2187548 Signal Hill 01/14/25 List Price: **\$355,000** MLS®#: Area:

Status: Active County: Calgary Change: None Association: Fort McMurray

Date:



General Information

Sub Type: **Apartment** City/Town: Calgary

Year Built: Lot Information

Lot Shape:

Access: Lot Feat: Park Feat:

6`0" x 3`7"

Prop Type: Residential

1997

Lot Sz Ar:

Titled, Underground

Utilities and Features

Flooring:

Tile, Vinyl Plank Water Source:

Roof: Construction: **Wood Frame**

Heating: Baseboard, Hot Water Sewer:

Ext Feat: Balcony

Utilities:

Fnd/Bsmt:

Kitchen Appl: Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings

Main

Int Feat: **Vinyl Windows**

Room Information

Room Level **Dimensions** Level **Dimensions** Room 8`10" x 4`11" 3pc Ensuite bath Main 8`5" x 4`11" **4pc Bathroom** Main Balcony Main 17`0" x 6`9" **Bedroom** Main 14`4" x 8`10" **Dining Room** Main 11`4" x 9`6" Foyer Main 5`5" x 3`11" Kitchen Main 12`11" x 11`5" Laundry Main 6`9" x 5`0" **Living Room** Main 16`11" x 14`0" **Bedroom - Primary** 16`2" x 10`8" Main

Storage Legal/Tax/Financial Condo Fee: Title: Zoning: \$562 Fee Simple M-C2

Fee Freq: Monthly

Legal Desc: **9712490**

Remarks

Pub Rmks: This apartment has all the great qualities. This is a 2 bedroom apartment with very good sized bedrooms, 2 full baths, located on the main floor, fire place,

underground titled parking and raised balcony for added security, major shopping including big box stores and grocery stores just a few blocks away, and very quick access to the rest of Calgary via Stoney Trail, Sarcee Trail and Glenmore Trail which also means quick access out of the city. Even with this close proximity to all the convenience it is just far enough away that the noise is very limited with the design of the condo complex and where the apartment is located within the

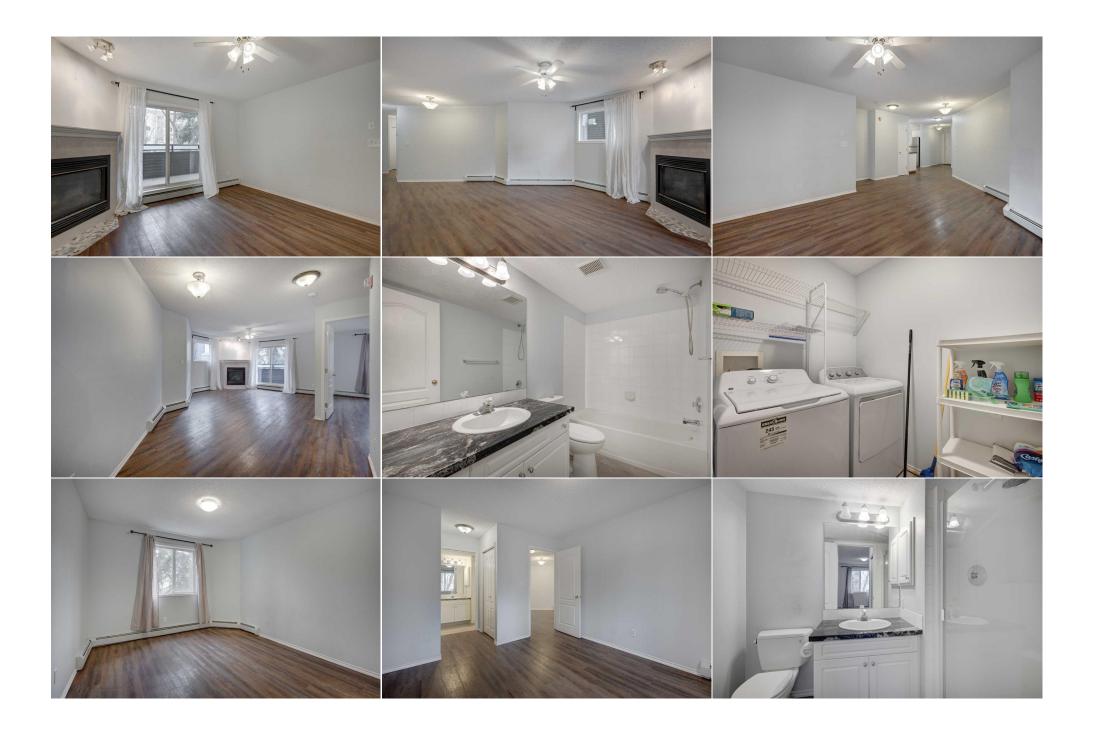
complex. You must see it to experience it.

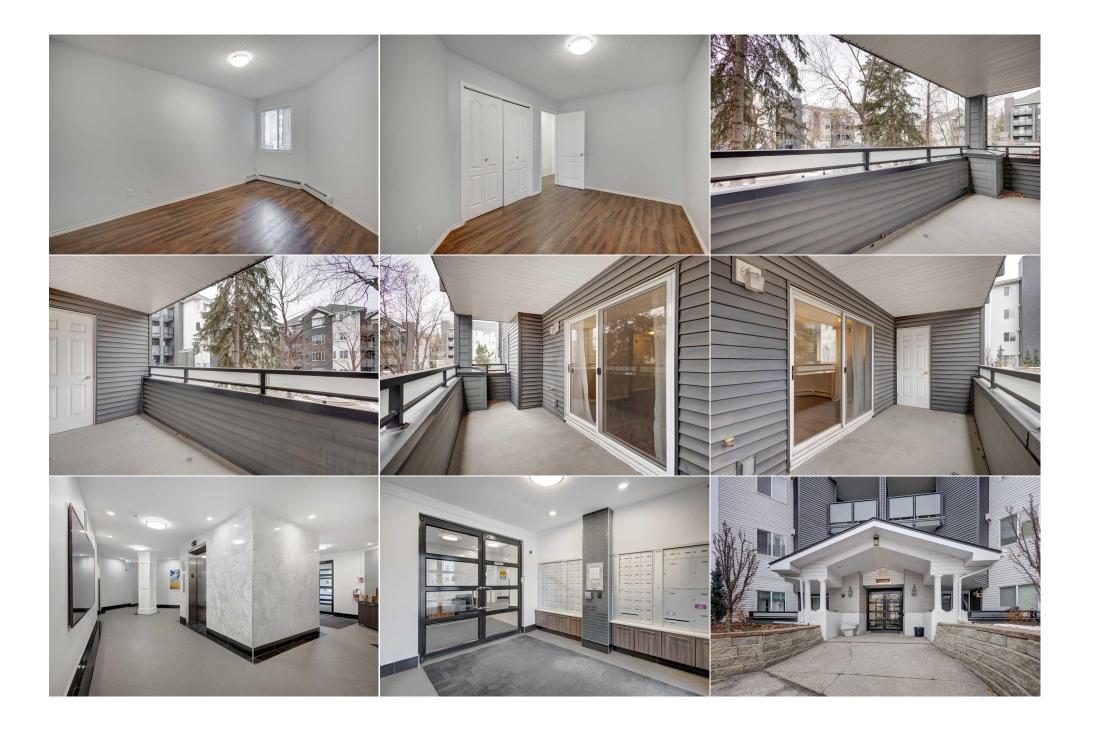
Inclusions: 1 key fob, 1 garage door control

Property Listed By: Coldwell Banker United

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











Meni Pare Internation 200 7 at 8 Excellent Assault Street Street