



THE
A-TEAM

**RE/MAX
FIRST**

30 SIERRA MORENA Mews #119, Calgary T3H 3K7

MLS® #: **A2187548**

Area: **Signal Hill**

Listing Date: **01/14/25**

List Price: **\$355,000**

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:

Finished Floor Area
Abv Sqft: **898**
Low Sqft:
Ttl Sqft: **898**

Titled, Underground

DOM

18
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Apartment**

Parking

Ttl Park: **1**
Garage Sz:

Utilities and Features

Roof:
Heating: **Baseboard, Hot Water**
Sewer:
Ext Feat: **Balcony**

Construction: **Wood Frame**
Flooring: **Tile, Vinyl Plank**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings**
Int Feat: **Vinyl Windows**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
3pc Ensuite bath	Main	8`5" x 4`11"	4pc Bathroom	Main	8`10" x 4`11"
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	Main	16`2" x 10`8"
Storage	Main	6`0" x 3`7"			

Legal/Tax/Financial

Condo Fee:
\$562

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-C2

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, Sarcree 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:
Property Listed By: **1 key fob, 1 garage door control
Coldwell Banker United**

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







