



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**20 SIERRA MORENA Mews #414, Calgary T3H 3K6**

MLS® #: **A2195572**

Area: **Signal Hill**

Listing Date: **02/27/25**

List Price: **\$345,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Apartment**  
City/Town: **Calgary**  
Year Built: **1995**

Finished Floor Area

Abv Sqft: **813**  
Low Sqft:  
Ttl Sqft: **813**

DOM

**0**

Layout

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

Lot Information

Lot Sz Ar:  
Lot Shape:

Parking

Ttl Park: **1**  
Garage Sz:

Access:

Lot Feat:

Park Feat:

**Stall,Titled,Underground**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Electric Stove,Range Hood,Refrigerator,Washer/Dryer,Window Coverings**  
Int Feat: **Vaulted Ceiling(s)**  
Utilities:

Room Information

Room	Level	Dimensions
<b>Entrance</b>	<b>Main</b>	<b>5`0" x 3`7"</b>
<b>Laundry</b>	<b>Main</b>	<b>6`1" x 5`0"</b>
<b>Living Room</b>	<b>Main</b>	<b>13`10" x 10`6"</b>
<b>Dining Room</b>	<b>Main</b>	<b>5`10" x 3`2"</b>
<b>Walk-In Closet</b>	<b>Main</b>	<b>4`8" x 4`6"</b>
<b>Balcony</b>	<b>Main</b>	<b>11`8" x 10`10"</b>

Room	Level	Dimensions
<b>4pc Bathroom</b>	<b>Main</b>	<b>8`4" x 4`7"</b>
<b>Bedroom</b>	<b>Main</b>	<b>9`11" x 10`1"</b>
<b>Kitchen</b>	<b>Main</b>	<b>11`8" x 9`7"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>13`4" x 10`11"</b>
<b>3pc Ensuite bath</b>	<b>Main</b>	<b>7`9" x 5`5"</b>
<b>Storage</b>	<b>Main</b>	<b>4`9" x 3`11"</b>

Legal/Tax/Financial

Condo Fee:  
**\$562**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**M-C2**

Legal Desc: **9612478**

Remarks

Pub Rmks: **Welcome to this beautiful 2-bedroom, 2-bathroom top-floor unit located at The Pavilions of Richmond Hill, nestled in the peaceful community of Signal Hill. This unit is found on the quieter side of the building and offers tranquil views of treed greenspace creating your own personal oasis. Step inside and be greeted by natural light pouring through the patio doors and clerestory window in the vaulted ceiling, creating a warm and inviting atmosphere. This unit has been tastefully upgraded with fresh paint and all ceilings have been stripped of outdated popcorn stipple for a sleek, modern look. The open-concept dining and living area, centered around a cozy gas fireplace, is perfect for both entertaining and relaxing. The spacious master bedroom features a generous walk-in closet and a private 3-piece ensuite bathroom. The well-appointed kitchen boasts plenty of cupboard and counter space for all your culinary needs, while the in-suite laundry provides added convenience. Step outside to the large balcony, complete with a gas BBQ line and a handy storage closet for all your outdoor gear. Additional perks include a heated underground parking spot with extra storage, a car wash bay, and very reasonable condo fees that cover heat and water. The well-managed, secure building offers peace of mind and a welcoming environment. Enjoy the convenience of living just a short walk from Westhills Shopping Centre, dining, and theaters, with the Westside Recreation Centre and C-Train station only 10 minutes away. Don't miss out on this exceptional opportunity!**

Inclusions: **Key Fob's, Garage Door Remote, Gas BBQ, Portable A/C Unit**

Property Listed By: **Unison Realty Group Ltd.**

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







