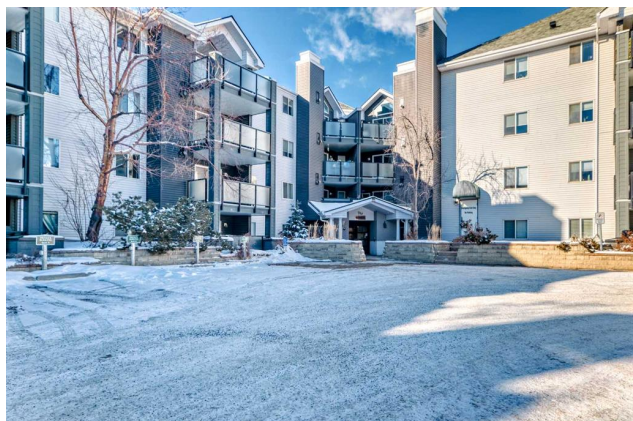




10 SIERRA MORENA Mews #312, Calgary T3H3K5

MLS® #: **A2195617** Area: **Signal Hill** Listing Date: **02/19/25** List Price: **\$319,900**
 Status: **Pending** County: **Calgary** Change: **-\$5k, 10-Mar** Association: **Fort McMurray**



General Information

Prop Type: **Residential Apartment**
 Sub Type: **Calgary**
 City/Town: **Calgary**
 Year Built: **1996**

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:

Lot Feat:

Park Feat:

Finished Floor Area
 Abv Sqft: **800**
 Low Sqft:
 Ttl Sqft: **800**

Underground

DOM

45
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Apartment**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof:
 Heating: **Baseboard,Natural Gas**
 Sewer:
 Ext Feat: **Balcony,Courtyard,Lighting,Rain Gutters**

Construction: **Brick,Vinyl Siding**
 Flooring: **Laminate**
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Range Hood,Refrigerator,Window Coverings**
 Int Feat: **Closet Organizers,Elevator,Kitchen Island,Laminate Counters,No Animal Home,No Smoking Home,Open Floorplan,Vinyl Windows**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	13`7" x 13`0"	Dining Room	Main	7`3" x 4`5"
Kitchen With Eating Area	Main	10`0" x 8`9"	Laundry	Main	7`4" x 4`11"
Bedroom - Primary	Main	12`4" x 11`2"	Bedroom	Main	10`11" x 9`8"
Balcony	Main	13`7" x 10`0"	Storage	Main	5`2" x 5`1"
4pc Ensuite bath	Main	7`8" x 4`11"	4pc Bathroom	Main	9`5" x 4`11"
Walk-In Closet	Main	5`0" x 4`3"			

Legal/Tax/Financial

Condo Fee:
\$576

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-C2

Legal Desc: **9610082**

Remarks

Pub Rmks: **Welcome to Signal Hill. Mountain views all the way to Canmore. This 2 bedroom and 2 full bathroom has it all. White kitchen cabinets with a 2 person breakfast bar. Stainless steel appliances. In suite laundry. Large master bedroom with a walk in closet and 4pc bathroom. West balcony that is oversized plus storage. Underground, Titled parking with extra storage in front of stall. Gas fireplace in a spacious Living Room. Plenty of visitor parking and a fantastic location. Reserve Fund at 1,125,000(2023) and growing at 500,000 a year as planned**

Inclusions: **none**
Property Listed By: **Royal LePage Mission Real Estate**

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



