



THE
A-TEAM

**RE/MAX
FIRST**

30 SIERRA MORENA Landing #238, Calgary T3H 5H2

MLS® #: **A2203922**

Area: **Signal Hill**

Listing Date: **03/20/25**

List Price: **\$495,000**

Status: **Active**

County: **Calgary**

Change: **-\$30k, 18-Apr**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2004**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **1,272**
Low Sqft:
Ttl Sqft: **1,272**

DOM

34

Layout

Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Apartment-Single
Level Unit**

Access:
Lot Feat:
Park Feat:

Stall,Titled,Underground,Workshop in Garage

Parking

Ttl Park: **1**
Garage Sz: **1**

Utilities and Features

Roof:
Heating: **Forced Air**
Sewer:
Ext Feat: **Balcony**

Construction:
Brick,Stucco,Wood Frame
Flooring:
Ceramic Tile,Hardwood
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Central Air Conditioner,Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked**
Int Feat: **Built-in Features,Ceiling Fan(s),Double Vanity,High Ceilings,No Smoking Home,Quartz Counters,Walk-In Closet(s)**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
			Legal/Tax/Financial		

Condo Fee:
\$603

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-C2

Legal Desc:0412543

Remarks

Pub Rmks:

Inclusions:

Property Listed By:

Property Solutions Real Estate Group Inc.

238 30 SIERRA MORENA LANDING SW
REDA Residential Measurement Standard (RMS) - Calgary, AB
MAIN LEVEL (AQ) - 1,272.32 Sq.Ft. / 118.20 m2
TOTAL ABOVE GRADE RMS SIZE - 1,272.32 Sq.Ft. / 118.20 m2

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







