

**218, 30 Sierra Morena Mews SW
Calgary, Alberta****MLS # A2244549****\$319,900**

Division:	Signal Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	931 sq.ft.	Age:	1997 (28 yrs old)
Beds:	2	Baths:	2
Garage:	Stall, Titled		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 562
Basement:	-	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	M-C2 d186
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), Chandelier, Closet Organizers, See Remarks		

Inclusions: na

Welcome to your dream condo in the heart of Signal Hill. Discover the perfect blend of comfort, convenience, and value in this beautiful 2-bedroom, 2-bathroom condo with over 900 sq ft of living space, one of the largest units in the complex – a standout opportunity for first-time buyers, couples, downsizers, or smart investors! Step inside to a bright open-concept layout, with large west-facing windows that bathe the space in natural light. The spacious living room features a cozy gas fireplace and easy access to the balcony, while the dining and kitchen areas flow seamlessly, making entertainment a breeze. The kitchen offers plenty of cabinetry and counter space, perfect for everyday living or hosting guests. Retreat to the primary suite with a walk in closet and private 3-piece ensuite, while the second bedroom and full bath are thoughtfully separated for maximum privacy - ideal for guests or a home office setup. Other highlights include in-suite laundry, ample storage, titled underground heated parking with access to a resident-only car wash bay. This well-managed, secure building offers peace of mind and a welcoming environment. Very reasonable condo fees that cover heat and water. Location, location, steps away from Signal Hill and West Hills Shopping Centre, schools, transit, parks, and major roadways, Stoney Trail and Glenmore Trails. Ideal for anyone seeking convenience, access to Downtown, commuting within or escaping from the city, this location truly has it all. Don't miss this rare opportunity to own a move in ready home in Signal Hill. Book your showing today!