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118, 10 Sierra Morena Mews SW Calgary, Alberta

MLS # A2263002

$329,000

Division:	Signal Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	808 sq.ft.	**Age:**	1997 (28 yrs old)
Beds:	2	**Baths:**	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	**Water:**	-
Floors:	Carpet, Ceramic Tile	**Sewer:**	-
Roof:	-	**Condo Fee:**	$ 562
Basement:	-	**LLD:**	-
Exterior:	Brick, Vinyl Siding, Wood Frame	**Zoning:**	M-C2 d186
Foundation:	-	**Utilities:**	-
Features:	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Fobs and Keys

This inviting 2-bedroom, 2-bathroom main floor condo offers the perfect blend of comfort, functionality, and style. The thoughtful layout provides ideal separation between bedrooms, making it an excellent setup for roommates or guests. The spacious primary suite includes a walk-in closet and private ensuite, while the second bedroom is just steps from a full 3-piece bath. The bright white kitchen features a breakfast bar and plenty of storage, opening to a cozy living area with a corner gas fireplace that creates a warm and welcoming atmosphere. Step outside to your partially covered patio, which offers exceptional privacy, and an additional storage area. You’ll appreciate the convenience of in-suite laundry, a BBQ gas line, and a titled underground parking stall with visitor parking close by. Safety and ease are at the heart of this home, with a secure building, clean common areas, and quick access to the elevator. Beyond your door, you’ll find everything you need for an active and connected lifestyle. Great schools, parks, sports fields, and pathways surround the area. You are within walking distance to Westhills and Signal Hill shopping and dining, and just moments from transit routes, the library, and major roadways for easy commuting. This is condo living at its best, offering comfort, connection, and peace of mind in one beautiful package.

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