



GRASSROOTS
REALTY GROUP

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**410, 20 Sierra Morena Mews SW
Calgary, Alberta**

MLS # A2232650



\$339,900

Division:	Signal Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	853 sq.ft.	Age:	1996 (29 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space, Many Trees, No Neighbours Behind		

Heating:	Baseboard, Electric
Floors:	Carpet, Laminate
Roof:	Asphalt Shingle
Basement:	-
Exterior:	Brick, Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Bookcases, Ceiling Fan(s), No Smoking Home, Vaulted Ceiling(s)

Water:	-
Sewer:	-
Condo Fee:	\$ 562
LLD:	-
Zoning:	M-C2 d186
Utilities:	-

Inclusions: Attached shelves and bookcases

OPEN HOUSE SATURDAY, JUNE 28 FROM 1-3PM — Discover the perfect blend of comfort, convenience, and value in this beautifully maintained top-floor 2-bedroom, 2-bathroom condo—a standout opportunity for first-time buyers, couples, downsizers, or smart investors! Step inside to soaring vaulted ceilings, a bright open-concept layout, and large east-facing windows that bathe the space in natural light. Start your mornings on the private balcony with a coffee in hand, overlooking a peaceful, treed green space—your own urban sanctuary. The spacious living room features a cozy gas fireplace, custom shelving, 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 his-and-her separate closets 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 premium laminate flooring, designer paint throughout, Hunter Douglas wood blinds, ceiling fans for added style and comfort, in-suite laundry, ample storage, titled underground heated parking with access to a resident-only car wash bay, and recent condo building upgrades such as modern glass balconies, new carpeting, fresh paint, and upgraded light fixtures. Live steps away from Westhills Town Centre and Signal Hill Shopping Centre, offering everything from groceries (Superstore and Safeway) and cafes to Best Buy, Cineplex, and top local dining. You're also just minutes from University of Calgary, Mount Royal University, Ambrose University, the downtown core, and major roadways like Stoney, Sarcree, and Glenmore Trails - making commutes and weekend

getaways effortless. Don't miss this rare opportunity to own a top-floor unit in one of Calgary's most desirable southwest communities.