



**GRASSROOTS**  
REALTY GROUP

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**409, 10 Sierra Morena Mews SW**  
**Calgary, Alberta**

**MLS # A2234355**



**\$345,000**

<b>Division:</b>	Signal Hill		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	793 sq.ft.	<b>Age:</b>	1995 (30 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 576
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-C2 d186
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Quartz Counters, Storage, Vaulted Ceiling(s)		

**Inclusions:** N/A

Perched on the top floor of a quiet, exceptionally well-managed building, this beautifully updated 2-bedroom, 2-bathroom condo offers breathtaking mountain and valley views, soaring vaulted ceilings, and a spacious, functional layout ideal for professionals, small families, or roommates. WITH TWO PARKING SPOTS—one titled underground (with additional storage) and one surface stall—this home is packed with features that are increasingly hard to find at this price point. Step into a bright, open-concept living space where natural light pours in through the west-facing windows. Enjoy stunning sunset views from your oversized balcony, complete with a gas BBQ line and a large private storage unit. Inside, the updated kitchen is both stylish and functional with granite counters, a handy eating bar, and modern stainless steel appliances. Whether you’re preparing a quick weekday dinner or entertaining guests, this kitchen checks all the boxes. The airy living room features vaulted ceilings and a cozy corner gas fireplace—perfect for cooler evenings or curling up with a good book. Flanking the living space are two generously sized bedrooms, offering ideal separation for privacy. The primary suite includes a walk-in closet and a 3-piece ensuite, while the second bedroom is steps away from the 4-piece main bath, making it a great option for guests, kids, or a home office. Additional upgrades include engineered hardwood flooring, in-suite laundry, and updated appliances that make this home move-in ready. The underground parkade is heated and includes a car wash bay for your convenience, while the additional surface stall is ideal for a second vehicle or visitors. You’ll love the unbeatable location—walking distance to grocery stores, restaurants, coffee shops, a movie theatre, and all the offerings of Westhills Shopping

Centre. Multiple schools and transit options are also nearby, making this a perfect fit for commuters, young families, or anyone who values convenience without sacrificing tranquility. With a strong, quiet community and a well-run condo board, this home offers incredible value in a competitive market. If you're looking for low-maintenance living with spectacular views, thoughtful upgrades, and two parking stalls, this is the one. Don't miss your chance to call this top-floor gem home—schedule your showing today!