



GRASSROOTS
REALTY GROUP

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309, 20 Sierra Morena Mews SW
Calgary, Alberta

MLS # A2247517



\$328,800

Division:	Signal Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	877 sq.ft.	Age:	1995 (30 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 550
Basement:	-	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	M-C2 d186
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage		

Inclusions: N/A

Welcome to this beautifully renovated end-unit corner condo, offering nearly 900 SQFT of bright and functional living space. This spacious 2 bedroom, 2 full bathroom home is ideally located just a 3-minute walk to the Westhills and Signal Hill shopping areas, where you'll find the public library, grocery stores, movie theatres, restaurants, pubs, and more. With easy access to Mount Royal University, local schools, hospitals, and the mountains, this is truly one of Calgary's most sought-after locations. Inside, the unit features brand-new luxury vinyl plank flooring, fresh paint, new granite countertops, and all-new stainless steel kitchen appliances. The inviting U-shaped kitchen offers generous counter space and seamlessly opens to the dining and living areas, creating a warm and welcoming space perfect for everyday living or entertaining. The layout includes a welcoming foyer, two well-sized bedrooms, and two full bathrooms, including a primary suite with a walk-through closet and private 4-piece ensuite. Step outside to enjoy your own private balcony, perfect for relaxing in the sun. Additional features include a titled heated underground parking stall, an extra storage locker, and convenient in-suite laundry. To top it off, a 3D virtual tour is available, allowing you to explore every detail of this exceptional home from the comfort of your own space. Don't miss your opportunity to own this move-in ready home in a prime location—book your private showing today!