



GRASSROOTS
REALTY GROUP

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204, 30 Sierra Morena Mews SW
Calgary, Alberta

MLS # A2264482



\$329,900

Division:	Signal Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	887 sq.ft.	Age:	1997 (28 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Tandem, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 576
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-C2 d186
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Laminate Counters		

Inclusions: None

Rare opportunity to own a beautifully upgraded end unit in building 30 Sierra Morena Mews. This 2nd-floor condo boasts a bright living space with 2 bedrooms, including a spacious primary bedroom with a 3-piece ensuite. Enjoy a modern kitchen with new marble counters, a trendy bar, and high gloss cabinets. Recent upgrades also include new flooring, stainless steel appliances, and stylish finishes throughout. Cozy up by the fireplace on chilly nights. Relax on the large deck with mountain views and west exposure. Plus, benefit from extra storage, 2 titled parking stalls, and a convenient location. Don't miss out on this rare gem in a sought-after complex.