



**GRASSROOTS**  
REALTY GROUP

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**310, 30 Sierra Morena Mews SW**  
**Calgary, Alberta**

**MLS # A2273027**



**\$299,998**

|                  |   |               |                   |
|------------------|---|---------------|-------------------|
| <b>Division:</b> | Signal Hill   |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories)                    |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit                           |               |                   |
| <b>Size:</b>     | 842 sq.ft.  | <b>Age:</b>   | 1997 (28 yrs old) |
| <b>Beds:</b>     | 2   | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Enclosed, Heated Garage, Parkade, Titled, Underground |               |                   |
| <b>Lot Size:</b> | -   |               |                   |
| <b>Lot Feat:</b> | -   |               |                   |

|                    |   |                   |           |
|--------------------|---|-------------------|-----------|
| <b>Heating:</b>    | Baseboard, Fireplace(s)                                 | <b>Water:</b>     | -         |
| <b>Floors:</b>     | Tile, Vinyl   | <b>Sewer:</b>     | -         |
| <b>Roof:</b>       | Shingle   | <b>Condo Fee:</b> | \$ 562    |
| <b>Basement:</b>   | -   | <b>LLD:</b>       | -         |
| <b>Exterior:</b>   | Brick, Vinyl Siding, Wood Frame                         | <b>Zoning:</b>    | M-C2 d186 |
| <b>Foundation:</b> | -   | <b>Utilities:</b> | -         |
| <b>Features:</b>   | Laminate Counters, Open Floorplan, See Remarks, Storage |                   |           |

**Inclusions:** N/A

This spacious, private and freshly painted unit in the Pavilions of Richmond Hill offers one of the best locations overlooking a gorgeous, treed grove AND next to stairwell so no neighbor next door, and close to elevator. Large private balcony with gas hook-up for BBQ, with additional storage. The building provides easy access to an absolute abundance of amenities including playgrounds, parks, pathways, sports fields, exceptional private and public schools, the LRT, Westside Recreation Centre, Signal Hill Library and of course the shops, services, restaurants and retail at WestHills and Signal Hill Shopping Centres that are just a short walk away. As you enter the unit you will be impressed by the spacious, open concept that creates a truly seamless flow for everyday living and entertaining. The living room invites cozy evenings by the corner gas fireplace and is filled with natural light, providing direct access to the large balcony with a lovely, treed panorama, perfect for sipping your morning coffee or just relaxing and enjoying the natural outdoor space. The kitchen offers stainless steel appliances for the chef in the family, while you entertain guests in the adjoining dining area. The floor plan boasts a large entryway with a coat closet, dedicated laundry and storage room, main 4-piece bathroom and 2 generously sized bedrooms including the primary suite that offers a walkthrough closet and a 3-piece ensuite bathroom. The list of upgrades and additional features includes new paint (November 2025), laminate flooring in the main living areas, window coverings, BBQ gas line and a large private storage room on the balcony, pet-friendly building, updated lobby and common areas, underground titled parking stall (#445) close to elevator, underground visitor parking and additional visitor parking outside and car wash in parkade for your convenience. Additional 12&rsquo;

4' x 7' balcony space and 3' x 8' balcony storage.