



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**217, 30 Sierra Morena Mews SW**  
**Calgary, Alberta**

**MLS # A2276298**



**\$349,500**

<b>Division:</b>	Signal Hill		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	935 sq.ft.	<b>Age:</b>	1997 (29 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Garage Door Opener, Heated Garage, Parkade, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

**Heating:** Baseboard, Hot Water, Natural Gas

**Floors:** Carpet

**Roof:** Asphalt

**Basement:** None

**Exterior:** Brick, Vinyl Siding, Wood Frame

**Foundation:** Poured Concrete

**Features:** Closet Organizers, No Animal Home, No Smoking Home, See Remarks, Storage

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 562

**LLD:** -

**Zoning:** M-C2 d186

**Utilities:** -

**Inclusions:** N/A

\*\*\* 217, 30 SIERRA MORENA MEWS SW. \*\*\* THE PAVILIONS OF RICHMOND HILL CONDOS AWAITS YOU!! \*\*\* Attention first time buyers, renters, investors and empty nesters, this is a terrific opportunity to own a rare spacious second floor end unit with 935 sq/ft in building 30 at the Pavilions. The unit features an open plan with 2 bedrooms, including a spacious primary bedroom with a 3-piece ensuite, a separated 2nd bedroom with full bathroom and linen closet next to it. The open spacious living room is very cozy with a corner gas fireplace with mantle and tile surround, with sliding patio door access to the large balcony offering a gas BBQ line and a secured storage room. The kitchen offers lots of cupboard storage and counter space in addition to a newer dishwasher and fridge. This is an end unit with no common walls or neighbors, This unit includes one titled parking stall in the heated underground secured parkade. The building is very clean, offering great security with cameras and faub access throughout with elevator access also to the parkade, front foyer/door CCTV security, visitor parking, an exterior gazebo for relaxation, garbage/recycling/compost facilities and more. Close to shopping, theatres, banks, restaurants, the public library, boutique shops, medical professionals, hardware and so much more. Easy access to the C train as well as to Stony Trail en route to the mountains. Affordable condo fees include heat, water, sewage and maintenance and reasonable property taxes (\*approx. \$175/mo.). Don't miss out on this great opportunity to own one of the larger units in the Pavilions. No Assessments or cash calls, extremely well managed and looked after.