



**204, 30 Sierra Morena Mews SW  
Calgary, Alberta**

**MLS # A2299667**



**\$299,900**

<b>Division:</b>	Signal Hill		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	887 sq.ft.	<b>Age:</b>	1997 (29 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Tandem, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Hot Water, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Stone, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 576
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-C2 d186
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), Laminate Counters, No Animal Home, No Smoking Home		

**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 (Tandem) extra large storage cage, and a convenient location. Don't miss out on this rare gem in a sought-after complex.