



**119, 10 Sierra Morena Mews SW
Calgary, Alberta**

MLS # A2302624



\$315,000

Division:	Signal Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	853 sq.ft.	Age:	1996 (30 yrs old)
Beds:	2	Baths:	2
Garage:	Additional Parking, Garage Door Opener, Parkade, Secured, See Remarks, T		
Lot Size:	1.43 Acres		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 562
Basement:	-	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	M-C2 d186
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), No Animal Home, No Smoking Home, Open Floorplan, Storage		

Inclusions: n/a

Welcome to this beautifully updated 2-bedroom, 2-bathroom condo offering over 800 sq ft of thoughtfully designed living space. Recently renovated, this home showcases modern luxury vinyl plank flooring, tile upgrades, fresh baseboards, contemporary paint, and a sleek stainless steel appliance package—creating a move-in ready opportunity for today’s discerning buyer. The functional layout is complemented by a private patio, providing easy outdoor access—perfect for pet owners looking for everyday convenience. Inside, you’ll appreciate the dedicated laundry room with ample shelving, offering excellent storage and organization. Cozy up to the gas fireplace and read your favorite novel. Additional features include a titled underground parking stall (#116) in a secure parkade complete with a convenient car wash bay. Residents enjoy elevator access directly to the parkade, abundant visitor parking, and bike racks for an active lifestyle. Ideally located within close proximity to shops, restaurants, and everyday amenities, this home combines comfort, style, and accessibility—perfect for first-time buyers, downsizers, or investors alike. Call your Favorite Realtor to come view today.