



**421, 10 Sierra Morena Mews SW
Calgary, Alberta**

MLS # A2145767



\$365,000

Division:	Signal Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	902 sq.ft.	Age:	1995 (29 yrs old)
Beds:	2	Baths:	2
Garage:	Garage Door Opener, Heated Garage, Parkade, Tandem, Titled, Underground		
Lot Size:	2.30 Acres		
Lot Feat:	-		

Heating:	Hot Water, Natural Gas	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 576
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	Heating Amortized, Electricity Connected, Fiber Optics
Features:	Bookcases, Ceiling Fan(s), Elevator, High Ceilings, No Smoking Home, Vinyl Windows		

Inclusions: EXTRA VYNIL PLANKS IN STORAGE OFF BALCONY

A 2-BEDROOM/2-BATHROOM APARTMENT, TOP-FLOOR CORNER UNIT IN THE SOUGHT-AFTER COMMUNITY OF RICHMOND HILL IN SW CALGARY. THIS UNIT IS GENEROUSLY SIZED WITH OVER 900 SQ FT OF LIVING SPACE, INCLUDING A LIVING ROOM, KITCHEN AND DINING AREA, LAUNDRY ROOM CUM STORAGE. A SOUTH-FACING BALCONY WITH BBQ GAS LINE AND ANOTHER STORAGE AREA OFF THE BALCONY. THIS UNIT WAS RECENTLY UPGRADED WITH LUXURY VINYL PLANK FLOORING AND NEW PAINT THROUGHOUT. IT BOASTS INCREDIBLE NATURAL LIGHT THROUGH ITS NUMEROUS SOUTH AND EAST-FACING WINDOWS TO COMPLEMENT THE OPEN-CONCEPT LIVING WITH VAULTED CEILINGS AND A GAS FIREPLACE. THE MASTER BEDROOM IS GENEROUS IN SIZE AND COMES WITH HIS & HER CLOSETS AND A 3 PC ENSUITE BATH. THE SECOND BEDROOM IS ALSO GENEROUSLY SIZED WITH AMPLE CLOSET SPACE AND IS LOCATED IN THE OPPOSITE CORNER OF THE UNIT FOR ADDED PRIVACY. DEDICATED PARKING FOR 2 VEHICLES (TANDEM PARKING STALL) IS PROVIDED IN THE TITLED HEATED PARKADE WHICH ALSO INCLUDES ANOTHER LARGE STORAGE LOCKER FOR YOUR BIKES ETC., AND ALSO HAS A CAR WASH BAY FOR RESIDENT USE. THE BUILDING HAS A SECURE ENTRANCE FOR SAFETY AND AMPLE VISITOR PARKING FOR YOUR GUESTS. THE APARTMENT IS CONVENIENTLY LOCATED WITHIN WALKING DISTANCE OF SIGNAL/HILL/WESTHILLS SHOPPING CENTER WHICH FEATURES PLENTY OF SHOPPING, DINING AND ENTERTAINMENT AREAS. QUICK ACCESS TO SARCEE/GLENMORE TRAIL, 17TH AVE, BOW TRAIL AND NOW THE NEW STONEY TRAIL RING

ROAD. 15 MINUTES TO DOWNTOWN AND CHINOOK MALL AND 8 MINUTES TO MOUNT ROYAL UNIVERSITY. GREAT LOCATION FOR INVESTORS AND FIRST TIME HOME BUYERS. COME LIVE IN THE TOP 5 NEIGHBOURHOODS IN THE CITY. THE UNIT IS NOW VACANT AND READY FOR QUICK POSSESSION.