

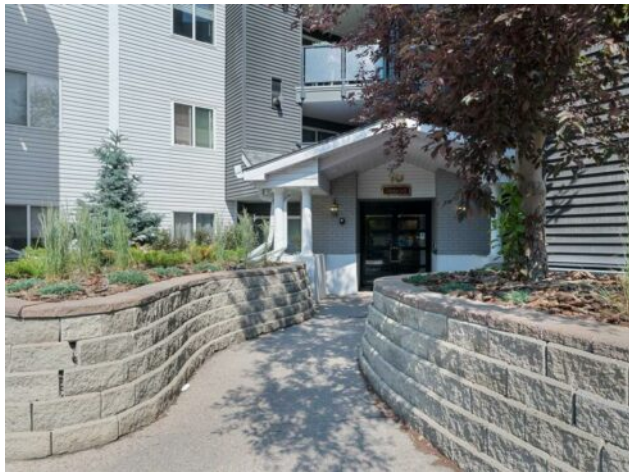


GRASSROOTS
REALTY GROUP

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401, 10 Sierra Morena Mews SW
Calgary, Alberta

MLS # A2148992



\$345,000

Division:	Signal Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	800 sq.ft.	Age:	1995 (29 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Concrete, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 562
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-C2 d186
Foundation:	-	Utilities:	-
Features:	High Ceilings		

Inclusions: Portable A/C unit "as is" condition

Discover this modern top-floor condo with vaulted ceilings in the vibrant community of Richmond Hill. This open-concept unit features luxury vinyl plank floors. The large window in the vault and patio door allow the natural sunlight to flood the main living area. A spacious kitchen with white cabinets, and a mosaic backsplash. The living room boasts a tiled gas fireplace and sliding doors that open onto a private patio with a gas hookup and a storage locker. The master bedroom includes a built-in walk-in closet and a 4-piece ensuite bathroom. On the opposite side of the condo, you'll find a second bedroom, in-suite laundry with built-in cabinets, and another 4-piece bathroom. Additional upgrades include 10x16 tiled flooring, 4.5" baseboards, 3.5" window and door casings, decor switches and plugs, modern light fixtures, and a fresh coat of paint. A titled indoor parking stall (#111) is also included with this unit. Located within walking distance to West Hills Shopping Centre and minutes from downtown, this condo is close to private and public schools, golf courses, hospitals, Winsport, and just 20 minutes to Bragg Creek.