



**312, 20 Sierra Morena Mews SW
Calgary, Alberta**

MLS # A2173888



\$344,900

Division:	Signal Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	814 sq.ft.	Age:	1995 (29 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Central	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 562
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	No Smoking Home, See Remarks		

Inclusions: N/A

VIEWS! RARELY DO THESE UNITS HIT THE MARKET! UPDATED 2 BED, 2 BATH UNIT OVERLOOKING THE TREED GREEN SPACE! This property is sure to impress! As you enter you will be greeted with a modern open concept space that has functionality, style. Contemporary flooring, updated lighting, fresh modern paint & decor all adds to this exceptional condo. The kitchen is fitted with granite counters, and accented with stainless steel appliances, plus plenty of cabinet and counter space. The large living room has 2 beautiful points of focus...the fireplace for those cool winter nights, and the views overlooking the trees. Head outside and you will find large balcony is perfect for an evening bbq, and features a natural gas line as well a storage area. The 2 bedrooms are ideally located on opposite sides of the property which is perfect for guests or roommates. Wake up every morning in the primary bedroom looking at the tranquil nature that surrounds you, while still maintaining the perks of a walk in closet, and private ensuite bath. The second bedroom is a good size, and located near the second full bath. In suite laundry, titled underground parking, custom closet built in throughout, close to restaurants and amenities, quick access to the ringroad and transit, and so much more in this well maintained complex. Book your viewing today!