



**119, 30 Sierra Morena Mews SW  
Calgary, Alberta**

**MLS # A2187548**



**\$355,000**

<b>Division:</b>	Signal Hill		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	898 sq.ft.	<b>Age:</b>	1997 (28 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Hot Water	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 562
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Vinyl Windows		

**Inclusions:** 1 key fob, 1 garage door control

This apartment has all the great qualities. This is a 2 bedroom apartment with very good sized bedrooms, 2 full baths, located on the main floor, fire place, underground titled parking and raised balcony for added security, major shopping including big box stores and grocery stores just a few blocks away, and very quick access to the rest of Calgary via Stoney Trail, Sarcee Trail and Glenmore Trail which also means quick access out of the city. Even with this close proximity to all the convenience it is just far enough away that the noise is very limited with the design of the condo complex and where the apartment is located within the complex. You must see it to experience it.