



**GRASSROOTS**  
REALTY GROUP

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**106, 30 Sierra Morena Mews SW**  
**Calgary, Alberta**

**MLS # A2210099**



**\$322,000**

<b>Division:</b>	Signal Hill		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	825 sq.ft.	<b>Age:</b>	1997 (28 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Vinyl	<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>	No Animal Home, No Smoking Home, Open Floorplan, Storage		

<b>Inclusions:</b>	na
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You have found what you are looking for! This beautifully cared-for 2-bedroom, 2-bath condo is more than just a residence—it's a place to truly feel at home. From the moment you walk in, you'll be welcomed by an open-concept design and an abundance of natural light streaming through the west facing windows. Stylish modern vinyl plank flooring and a cozy gas fireplace create a warm, inviting space—perfect for relaxing evenings. The generously sized bedrooms and two full bathrooms, are conveniently located on the main floor. A conveniently located storage room just off the spacious balcony gives you room for all your seasonal gear. Heated underground, titled parking—complete with a car wash bay—means your vehicle stays clean and protected no matter the season. while it ensures your vehicle is safe year-round. The location is hard to beat—just blocks from major shopping, including big box and grocery stores. Plus, with quick access to Stoney Trail, Sarcee Trail, and Glenmore, you can easily head out of the city when needed. Thoughtfully maintained and designed for comfort, simplicity, and lifestyle, this condo is move-in ready and waiting to welcome you. Get ready to love this home!