



## 30 Sierra Morena Mews Calgary Alberta

\$337,700

New Listing in Westhills - Stunning 2-Bedroom Condo with South-Facing Balcony. Welcome to this charming 2-bedroom, 2-bathroom condo located on the third floor of a low-rise building in the desirable Westhills area. With 825.51 sq.ft of open-concept living space, this home is the perfect blend of comfort, convenience, and style. Some Key Features: The spacious & open floor plan has a light-filled living area that offers a seamless flow between the kitchen, dining, and living spaces. Large windows allow natural light to fill the room, creating a bright and welcoming atmosphere, as well as a gas-fireplace to enjoy. A wonderful south-facing balcony allows you to step out onto your private balcony, where you can enjoy sunshine throughout the day and take in views of the surrounding area and mountains to the west. Two Bedrooms & Two Bathrooms: The spacious master bedroom features an ensuite bathroom and walk-in closet, while the second bedroom offers flexibility for guests, a home office, or a personal retreat. The second bathroom is an attractive 4-piece. This unit has a convenient in-suite laundry room with full size washer and dryer that adds functionality and ease to your daily routine. Underground Titled Parking & Storage: Keep your vehicle safe and secure with an underground parking stall. Additionally, enjoy the extra space for all your storage needs on your balcony. This prime location is just minutes from shopping, dining, and other amenities. With quick access to Stoney Trail, Sarcee Trail and Glenmore trail for easy access to major travel routes and a quick exit west out of town. This condo is ideally located for those who want to be close to everything yet enjoy a peaceful, private retreat. Don't miss the chance to own this beautiful condo in Westhills.. Whether you're a first-time homebuyer or looking to downsize, this home may have everything you need and more. Als...

Kitchen 11.83 Ft x 11.00 Ft  
Living room 15.67 Ft x 13.17 Ft  
Laundry room 6.25 Ft x 4.92 Ft  
Storage 5.42 Ft x 3.25 Ft  
Primary Bedroom 12.25 Ft x 11.25 Ft

Bedroom 10.00 Ft x 9.83 Ft  
4pc Bathroom 7.92 Ft x 4.83 Ft  
3pc Bathroom 7.67 Ft x 5.42 Ft  
Other 13.58 Ft x 8.42 Ft

Listing Presented By:



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