



30 Sierra Morena Mews Calgary Alberta

\$359,000

Welcome to your new home that is nestled in the highly desirable neighbourhood of Signal Hill, this stunning 900 square-foot, two-bedroom, two-bathroom condo offers both luxury and convenience in one of the most sought-after areas. Perfectly designed for comfortable living, this one-floor end unit features a spacious primary bedroom with an ensuite bathroom, an open concept feel kitchen comes equipped with brand new stainless steel appliances, which come with a one-year warranty, upgraded lighting throughout, and a cozy gas fireplace in the living room. There is an in unit laundry room with a full size washer and dryer, a second bathroom with a tub and shower. Step outside onto the large, private balcony, surrounded by lush trees, providing a peaceful and secluded atmosphere. The balcony also includes a gas line and an additional storage unit for extra convenience. There are plans to add more garden beds right off your balcony, even more privacy. Back inside the condo, you'll find ample storage space, while the titled parking spot in the heated, secure underground garage ensures your vehicle is kept safe year-round. The garage also includes a caged storage area, perfect for those additional items like bikes and seasonal items. Don't forget the car wash, talk about a great savings when car washes are \$15 nowadays, keep that salt off the car in the winter! The parking space is located directly beneath the unit, allowing for quick and easy access without the need for elevators. Located just minutes away from the Signal Hill and West Hill shopping areas, this condo offers the perfect balance of convenience and tranquility. With movie theatres, restaurants, shops, and everything you need just a short walk away, you'll never have to venture far from home. Plus, easy access to the highway makes trips to the mountains in Bragg Creek, Banff and Kananaskis a breeze. As an add...

3pc Bathroom 5.83 Ft x 7.83 Ft

4pc Bathroom 4.92 Ft x 8.58 Ft

Kitchen 8.83 Ft x 9.08 Ft

Living room 11.00 Ft x 12.17 Ft

Dining room 7.67 Ft x 9.92 Ft

Primary Bedroom 12.58 Ft x 10.92 Ft

Bedroom 12.08 Ft x 12.33 Ft

Laundry room 7.08 Ft x 5.50 Ft

Listing Presented By:



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