



20 Sierra Morena Mews Calgary Alberta

\$299,999

Welcome to this bright and well-maintained 2-bedroom, 2-bathroom condo located on the 3rd floor in the highly desirable community of Signal Hill. Offering 851 sq ft of comfortable living space, this home combines functionality, natural light, and an unbeatable location close to amenities. Step inside to an inviting open-concept layout featuring large windows that fill the living space with natural light. The spacious living room is anchored by a cozy gas fireplace, creating the perfect place to relax at the end of the day. Just off the living area, the private covered balcony provides a quiet outdoor retreat overlooking beautiful mature trees -- ideal for enjoying your morning coffee or unwinding in the evening. The bright kitchen offers ample cabinetry, generous counter space, and stainless steel appliances, making meal preparation easy and convenient. The primary bedroom is spacious and comfortable, complete with its own private 3 piece ensuite bathroom, while the second bedroom offers excellent flexibility for guests, a home office, or additional living space. A second full 4 piece bathroom ensures convenience for both residents and visitors. The adjacent dining area flows seamlessly into the living space, creating a functional layout perfect for everyday living or entertaining. Additional highlights include in-suite laundry, titled underground parking, and a well-managed and well-cared-for building, providing both comfort and peace of mind. Perfectly located, this home is within walking distance to Westhills Towne Centre, offering a wide variety of shopping, restaurants, cafes, a movie theatre, and everyday amenities. With easy access to transit, downtown Calgary, and quick routes to the mountains, this location truly offers the best of both city living and outdoor adventure. Whether you're a first-time buyer, downsizer, or investor, this Signal Hill condo offer...

Kitchen 8.75 Ft x 8.83 Ft

Dining room 11.50 Ft x 15.67 Ft

Living room 12.42 Ft x 14.00 Ft

Primary Bedroom 10.42 Ft x 16.67 Ft

3pc Bathroom 5.50 Ft x 8.17 Ft

Bedroom 11.83 Ft x 14.83 Ft

4pc Bathroom 8.42 Ft x 4.92 Ft

Foyer 5.42 Ft x 5.25 Ft

Laundry room 6.83 Ft x 4.83 Ft

Listing Presented By:



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