

# \$322,000 - 106, 30 Sierra Morena Mews Sw, Calgary

MLS® #A2210099

**\$322,000**

2 Bedroom, 2.00 Bathroom, 825 sqft

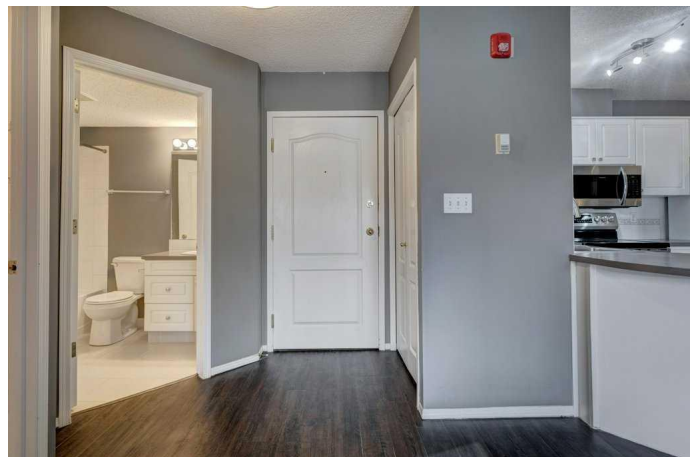
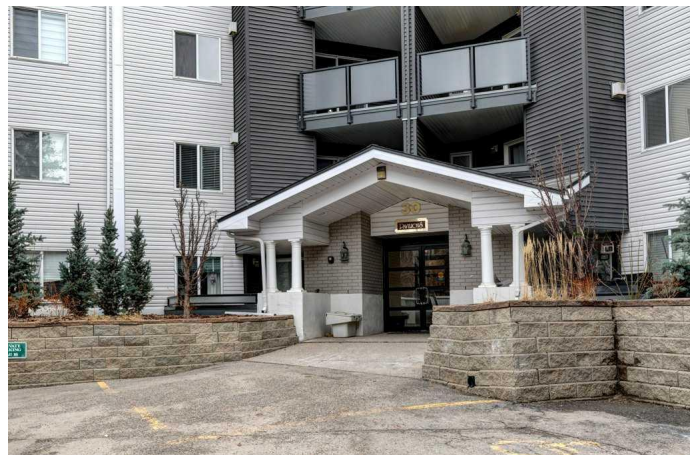
Residential on 0.00 Acres

Signal Hill, Calgary, Alberta

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, Sarcree 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!



Built in 1997

## Essential Information

MLS® #	A2210099
Price	\$322,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	825
Acres	0.00
Year Built	1997
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	106, 30 Sierra Morena Mews Sw
Subdivision	Signal Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 3K7

### Amenities

Amenities	Parking, Snow Removal, Visitor Parking
Parking Spaces	1
Parking	Parkade, Underground

### Interior

Interior Features	No Animal Home, No Smoking Home, Open Floorplan, Storage
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Baseboard
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
# of Stories	4

### Exterior

Exterior Features	BBQ gas line
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Construction      Wood Frame

### **Additional Information**

Date Listed      April 10th, 2025

Days on Market      27

Zoning      M-C2

### **Listing Details**

Listing Office      Coldwell Banker Mountain Central

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