



**GRASSROOTS**  
REALTY GROUP

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**119, 10 Sierra Morena Mews SW**  
**Calgary, Alberta**

**MLS # A2302624**



**\$315,000**

|                  |                                                                          |               |                   |
|------------------|--------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Signal Hill                                                              |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories)                                       |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit                                              |               |                   |
| <b>Size:</b>     | 853 sq.ft.                                                               | <b>Age:</b>   | 1996 (30 yrs old) |
| <b>Beds:</b>     | 2                                                                        | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Additional Parking, Garage Door Opener, Parkade, Secured, See Remarks, T |               |                   |
| <b>Lot Size:</b> | 0.02 Acre                                                                |               |                   |
| <b>Lot Feat:</b> | -                                                                        |               |                   |

|                    |                                                                          |                   |           |
|--------------------|--------------------------------------------------------------------------|-------------------|-----------|
| <b>Heating:</b>    | Baseboard                                                                | <b>Water:</b>     | -         |
| <b>Floors:</b>     | Vinyl Plank                                                              | <b>Sewer:</b>     | -         |
| <b>Roof:</b>       | Asphalt Shingle                                                          | <b>Condo Fee:</b> | \$ 562    |
| <b>Basement:</b>   | -                                                                        | <b>LLD:</b>       | -         |
| <b>Exterior:</b>   | Brick, Vinyl Siding, Wood Frame                                          | <b>Zoning:</b>    | M-C2 d186 |
| <b>Foundation:</b> | -                                                                        | <b>Utilities:</b> | -         |
| <b>Features:</b>   | Ceiling Fan(s), No Animal Home, No Smoking Home, Open Floorplan, Storage |                   |           |
| <b>Inclusions:</b> | n/a                                                                      |                   |           |

Welcome to this beautifully updated 2-bedroom, 2-bathroom condo offering over 800 sq ft of thoughtfully designed living space. Recently renovated, this home showcases modern luxury vinyl plank flooring, tile upgrades, fresh baseboards, contemporary paint, and a sleek stainless steel appliance package—creating a move-in ready opportunity for today’s discerning buyer. The functional layout is complemented by a private patio, providing easy outdoor access—perfect for pet owners looking for everyday convenience. Inside, you’ll appreciate the dedicated laundry room with ample shelving, offering excellent storage and organization. Cozy up to the gas fireplace and read your favorite novel. Additional features include a titled underground parking stall (#116) in a secure parkade complete with a convenient car wash bay. Residents enjoy elevator access directly to the parkade, abundant visitor parking, and bike racks for an active lifestyle. Ideally located within close proximity to shops, restaurants, and everyday amenities, this home combines comfort, style, and accessibility—perfect for first-time buyers, downsizers, or investors alike. Call your Favorite Realtor to come view today.