



GRASSROOTS
REALTY GROUP

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418, 10 Sierra Morena Mews SW
Calgary, Alberta

MLS # A2314513



\$325,000

Division:	Signal Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	798 sq.ft.	Age:	1995 (31 yrs old)
Beds:	2	Baths:	2
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating: Baseboard, Natural Gas

Floors: Carpet, Laminate

Roof: Asphalt Shingle

Basement: -

Exterior: Brick, Vinyl Siding, Wood Frame

Foundation: -

Features: High Ceilings, Kitchen Island, Vaulted Ceiling(s)

Water: -

Sewer: -

Condo Fee: \$ 562

LLD: -

Zoning: M-C2 d186

Utilities: -

Inclusions: None.

Welcome to this beautifully maintained top-floor 2 bedroom, 2 bathroom condo in the highly sought-after Pavilions of Richmond Hill in Signal Hill. Offering over 800 sqft of functional living space, this unit features vaulted ceilings, large windows, and an open-concept layout that fills the home with natural light. The kitchen flows seamlessly into the dining and living areas, complete with a cozy gas fireplace and access to a spacious north-facing balcony with BBQ gas line—perfect for relaxing or entertaining. The primary bedroom includes a walk-in closet and private 4-piece ensuite, while the second bedroom and full bath provide flexibility for guests, roommates, or a home office. Additional highlights include titled underground parking, in-suite laundry, and secure storage. This well-managed complex offers excellent amenities including secured parking, visitor parking, elevator access, and a car wash bay. Located just minutes from Westhills Shopping Centre, Westside Recreation Centre, transit, and quick access to downtown, this home is ideal for first-time buyers, investors, or those looking to downsize. Condo fees include heat, water, and professional management, offering great value and convenience. Don't miss this opportunity to own in one of Calgary's most established and desirable communities!