



GRASSROOTS
REALTY GROUP

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114, 10 Sierra Morena Mews SW
Calgary, Alberta

MLS # A2319323



\$299,900

Division:	Signal Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	800 sq.ft.	Age:	1997 (29 yrs old)
Beds:	2	Baths:	2
Garage:	Secured, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 562
Basement:	-	LLD:	-
Exterior:	Other, Wood Frame	Zoning:	M-C2 d186
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Vinyl Windows, Walk-In Closet(s)		

Inclusions: n/a

Welcome to The Pavillions, where comfort, convenience, and an unbeatable location come together in this spacious 2-bedroom, 2-bathroom main floor condo. Offering one of the building's most desirable layouts, the bedrooms are separated by the central living area, providing excellent privacy for owners, guests, or roommates. The generous primary suite is large enough to accommodate a king-size bed and features its own private ensuite, , upgraded kitchen appliances, nearly new luxury vinyl plank flooring throughout, and a dedicated laundry room with full-size washer and dryer make this home completely move-in ready. Main floor living means no waiting for elevators, easy grocery runs, and a perfect setup for pet owners or those looking to avoid stairs. Outside, a nice size partially covered patio with storage and west facing exposure. The unit also includes a titled heated underground parking stall, convenient balcony storage, and access to the building's car wash bay. Ideal for first-time buyers, investors, or those looking to downsize without compromise, this well-managed complex is perfectly positioned just steps from Signal Hill Centre and Westhills Shopping Centre, where you'll find grocery stores, restaurants, cafés, retail shopping, the public library, and everyday amenities right outside your door. Add in excellent transit options and quick access to Stoney Trail, and you'll be hard-pressed to find a more convenient place to call home.