



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

214, 10 Sierra Morena Mews SW
Calgary, Alberta

MLS # A2325662



\$302,000

Division:	Signal Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	800 sq.ft.	Age:	1996 (30 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	Gazebo		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 562
Basement:	-	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	M-C2 d186
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Granite Counters, No Animal Home, Open Floorplan, Storage, Walk-In Closet(s)		

Inclusions: N/A

Welcome to this beautifully updated 2-bedroom, 2-bathroom condo offering 800 sq. ft. of bright, functional living space in the highly sought-after community of Signal Hill. Ideally located just minutes from Westhills Shopping Centre, this quiet and well-maintained home combines comfort, convenience, and modern upgrades. The open-concept layout is filled with natural light and features a cozy gas fireplace in the living room, creating a warm and inviting space to relax or entertain. The spacious kitchen is equipped with granite countertops, abundant cabinetry, a new dishwasher, New Window coverings, Stainless steel Appliances, and a new kitchen faucet, making both everyday living and hosting a breeze. Recent updates include luxury vinyl plank flooring throughout, modern lighting fixtures, and ceiling fans, giving the home a fresh, contemporary feel. The primary bedroom offers a walk-in closet and a private 4-piece ensuite, while the second bedroom is conveniently located next to the main bathroom. Both bathrooms feature matching granite countertops for a stylish, cohesive finish. Step outside to your spacious private patio, complete with a gas line for your BBQ and a separate storage room—perfect for seasonal items and additional storage needs. Additional features include in-suite laundry, underground heated parking, and access to a convenient car wash bay in the parkade. Residents enjoy a secure, well-managed building with elevator access, ample visitor parking, and low-maintenance living. Signal Hill offers an exceptional lifestyle with Westhills Shopping Centre, popular restaurants, cafés, parks, and scenic walking paths all nearby. Commuting is effortless with easy access to downtown Calgary, major roadways, public transit, and the CTrain. For outdoor enthusiasts, the mountains are just a short drive away, making weekend

escapes easy and accessible. Book your showing today!