



GRASSROOTS
REALTY GROUP

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308, 10 Sierra Morena Mews SW
Calgary, Alberta

MLS # A2335027



\$304,900

Division:	Signal Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	915 sq.ft.	Age:	1995 (31 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas
Floors:	Carpet, Ceramic Tile, Laminate
Roof:	-
Basement:	-
Exterior:	Brick, Vinyl Siding, Wood Frame
Foundation:	-
Features:	Breakfast Bar, Soaking Tub

Water:	-
Sewer:	-
Condo Fee:	\$ 562
LLD:	-
Zoning:	M-C2 d186
Utilities:	-

Inclusions: N/A

Bright, third-floor corner suite offering 915 sq ft of clean, functional living space in The Pavilions of Richmond Hill. Preferred split-bedroom layout positions the open kitchen, dining area, and main living room with a tile gas fireplace between the two bedrooms for maximum privacy. Southwest exposure fills the space with natural light throughout the day. The primary suite features a dedicated 4-piece ensuite bath, while the second bedroom sits adjacent to a full 3-piece bath. Step out to the west-facing balcony for afternoon sun, mountain glimpses, and convenient access to an exterior storage unit. Includes in-suite laundry along with a titled, heated underground parking stall and a separate storage cage. Well-managed, pet-friendly complex featuring upgraded building exteriors and on-site amenities, including a car wash bay. Highly accessible Signal Hill location within easy walking distance to Westhills Shopping Centre and quick connections to Glenmore Trail, Stoney Trail, downtown transit, and the mountains. Call today to schedule your private showing.