

\$339,900 - 216, 10 Sierra Morena Mews Sw, Calgary

MLS® #A2106542

\$339,900

2 Bedroom, 2.00 Bathroom, 828 sqft

Residential on 0.00 Acres

Signal Hill, Calgary, Alberta

Serene, peaceful, restful, private & cozy are some of the choice words to describe your initial feeling upon stepping into this gorgeous and well maintained 2 bed 2 full bath unit. Allowing for a whole host of differing uses this well appointed and spacious unit offers a open concept floor plan, enjoy the ease of cooking in the updated and large functional kitchen featuring newer appliances, plenty of cabinet space and a full storage room which could be utilized as extra pantry space. This unit is the perfect spot to host and entertain with the open dinning room to living room enjoy sharing a meal and then follow that up with a leisurely movie night spent cozied up in front of the gas fireplace. The living room smartly separates the two well sized bedrooms for privacy and quiet, both of which are large enough to fit full bedroom sets and proper sized furniture. End your day in the tranquil primary bedroom oasis featuring a 4-piece ensuite and walk through closet with ample storage. This unit also offers a dedicated in suite laundry area with full sized washer and dryer. Take in the summer months from your very private and spacious tree lined balcony large enough to fit a true sized patio set, the perfect spot to enjoy a coffee or a meal complete with a gas line for the BBQ. The extremely well sized storage room is located right there on your very own patio how convenient is that no need to shuffle all your belongings up and down from the parkade and can fit winter tires and much more. This unit has a few additional special touches, from its



close proximity to the elevator (set back far enough so it is quiet but conveniently just across from the elevator) to the heated secure titled underground parking stall, the parkade features a carwash for owners use and a pet friendly building upon board approval. Take full advantage of both the comfortable and convenient lifestyle this unit offers, with a top-notch location just stones throw to all amenities you could hope for. From grocery stores to restaurants, boutiques and shopping, medical centres, public library, home good stores, movie theatre fitness facilities, including the West side recreation center, public transit, parks playgrounds and schools. Enjoy the many walking paths throughout the community and set off on a stroll or bike ride from your front doorstep and take in the gorgeous west mountain views along the way. Short commute to the downtown core whether by car, bus or train from the 69th street C-train station as well as close proximity to both Mount Royal University and the University of Calgary. A safe, secure, quiet well ran and looked after complex with a majority of the "large ticket items" already redone over the last few years including a total renovation of the interior. Reasonable condo fees including all utilities minus electricity and cable. A wonderful opportunity for someone looking for their first place, to downsize or as an investment.

Built in 1995

Essential Information

MLS® #	A2106542
Price	\$339,900
Sold Price	\$333,800
Bedrooms	2
Bathrooms	2.00
Full Baths	2

Square Footage	828
Acres	0.00
Year Built	1995
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	216, 10 Sierra Morena Mews Sw
Subdivision	Signal Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 3K5

Amenities

Amenities	Car Wash, Elevator(s), Gazebo, Parking, Secured Parking, Visitor Parking
Parking Spaces	1
Parking	Parkade, Titled, Underground

Interior

Interior Features	Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, See Remarks, Storage
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer, Window Coverings
Heating	Baseboard, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	4

Exterior

Exterior Features	Balcony, BBQ gas line
Roof	Asphalt Shingle
Construction	Composite Siding, Stone, Vinyl Siding, Wood Frame

Additional Information

Date Listed	February 8th, 2024
Date Sold	February 27th, 2024
Days on Market	19
Zoning	M-C2 d186
HOA Fees	0.00

Listing Details

Listing Office eXp Realty

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