

# \$349,900 - 112, 20 Sierra Morena Mews Sw, Calgary

MLS® #A2120022

**\$349,900**

2 Bedroom, 2.00 Bathroom, 803 sqft

Residential on 0.00 Acres

Signal Hill, Calgary, Alberta

Welcome to your tranquil retreat nestled in the heart of the city! Step into luxury living with this immaculate 2-bedroom, 2-bathroom condo boasting a serene private patio backing onto lush treed greenspace. As you enter, you're greeted by the warm ambiance of a gas-burning fireplace, creating the perfect setting for cozy evenings with loved ones. The spacious living room flows seamlessly into the dining area, making it ideal for entertaining guests or simply unwinding after a long day. The kitchen is a chef's dream, featuring elegant granite countertops and beautiful flooring, offering both style and functionality. Whether you're preparing a gourmet meal or enjoying a quick breakfast, this kitchen is sure to inspire your culinary creativity.

The bedrooms are spacious and inviting, offering plenty of natural light and ample closet space for all your storage needs. The Primary features a window opening up to the green space and a walk through closet and a full ensuite bathroom. The second bedroom also over looks the greenspace and is perfect for a home office or guest room.

Step outside onto your large private patio and immerse yourself in the tranquility of nature. Surrounded by mature trees and lush greenery, this outdoor oasis is the perfect place to relax and unwind, whether you're enjoying your morning coffee or hosting a summer barbecue with friends.

This condo also comes with tandem (2) titled underground parking for two vehicles,



complete with a convenient storage unit. Additionally, there's another storage room off the patio, offering even more space for your belongings.

Meticulously maintained and move-in ready, this condo is an absolute gem just waiting for you to call it home. Don't miss out on the opportunity to make this your own slice of paradise in the city. Schedule your private showing today with your Agent and start living the life you deserve!

Built in 1995

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2120022    |
| Price          | \$349,900   |
| Sold Price     | \$380,000   |
| Bedrooms       | 2           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 803         |
| Acres          | 0.00        |
| Year Built     | 1995        |
| Type           | Residential |
| Sub-Type       | Apartment   |
| Style          | Apartment   |
| Status         | Sold        |

**Community Information**

|             |                               |
|-------------|-------------------------------|
| Address     | 112, 20 Sierra Morena Mews Sw |
| Subdivision | Signal Hill                   |
| City        | Calgary                       |
| County      | Calgary                       |
| Province    | Alberta                       |
| Postal Code | T3H 3K5                       |

**Amenities**

|                |             |
|----------------|-------------|
| Amenities      | Elevator(s) |
| Parking Spaces | 2           |

|         |                                                          |
|---------|----------------------------------------------------------|
| Parking | Owned, Parkade, Parking Lot, Tandem, Titled, Underground |
|---------|----------------------------------------------------------|

## Interior

|                   |                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, Open Floorplan, See Remarks                                                   |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Baseboard                                                                                     |
| Cooling           | None                                                                                          |
| Fireplace         | Yes                                                                                           |
| # of Fireplaces   | 1                                                                                             |
| Fireplaces        | Gas                                                                                           |
| # of Stories      | 4                                                                                             |

## Exterior

|                   |                                |
|-------------------|--------------------------------|
| Exterior Features | Balcony, BBQ gas line, Storage |
| Construction      | Concrete, Wood Frame           |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 4th, 2024  |
| Date Sold      | April 10th, 2024 |
| Days on Market | 6                |
| Zoning         | M-C2 d186        |
| HOA Fees       | 0.00             |

## Listing Details

|                |                           |
|----------------|---------------------------|
| Listing Office | Century 21 PowerRealty.ca |
|----------------|---------------------------|

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