

\$350,000 - 421, 30 Sierra Morena Mews Sw, Calgary

MLS® #A2147989

\$350,000

2 Bedroom, 2.00 Bathroom, 801 sqft

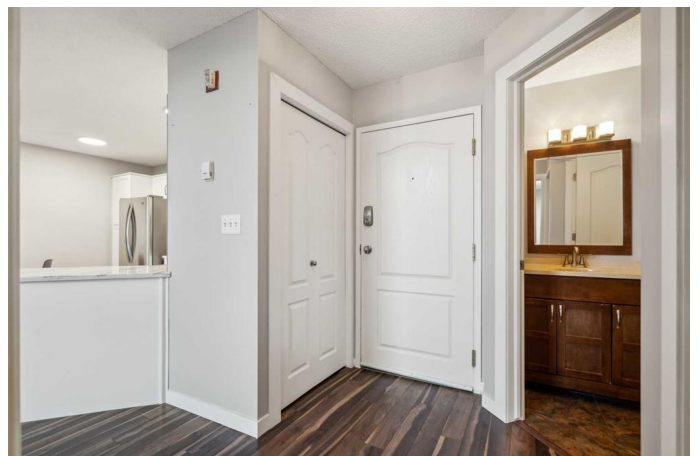
Residential on 0.00 Acres

Signal Hill, Calgary, Alberta

Welcome to your dream home! This top-floor, 2-bedroom, 2-bathroom is renovated and offers cathedral ceilings!

As you step inside, you'll be greeted by newer, luxury plank flooring that flows seamlessly throughout the open-concept living area and into the spacious master and second bedrooms. The living room, framed by a vaulted ceiling, boasts a wall of windows that flood the space with natural light and a cozy corner gas fireplace.

The primary bedroom is a large retreat, easily accommodating a king-sized bed, and features a walk-in closet with great storage solutions along with a stylish 3-piece en-suite bathroom which is highlighted by a spacious glass-enclosed shower. For added privacy, the second bedroom, along with a 4-piece bath, is located on the opposite side of the home. You'll also find a surprisingly large laundry room with extra linen closet and cabinets, ensuring ample storage space. Step out onto your balcony, equipped with a gas hook-up, and discover a generous storage closet. Here, you can relax and enjoy the view, accompanied by the soothing sound of the fountain below on warm summer evening. The kitchen is a chef's delight, featuring stainless steel appliances, plenty of cabinet space including a pantry, and a charming dining nook. This home also includes a secure, heated, titled underground parking space with



an additional storage cage. Convenience is at your doorstep with Westhills Shopping Centre just around the corner, offering a variety of restaurants, entertainment, and shopping options. Pet Policy: Generally, small breed dogs, cats, rabbits and birds are accepted. There is a weight restriction on dogs of 14 lbs and under. You may request a weight exemption on if your dog is a bona fide, certified Service Animal, or in other rare circumstances. Exemptions will be considered by the Board of Directors on a case by case basis. Don't miss the chance to make this exquisite property your own!

Built in 1997

Essential Information

MLS® #	A2147989
Price	\$350,000
Sold Price	\$347,500
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	801
Acres	0.00
Year Built	1997
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Sold

Community Information

Address	421, 30 Sierra Morena Mews Sw
Subdivision	Signal Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2H 3K7

Amenities

Amenities	Bicycle Storage, Visitor Parking
Parking Spaces	1
Parking	Parkade, Underground

Interior

Interior Features	Closet Organizers, High Ceilings, Stone Counters, Storage, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer
Heating	Baseboard, Hot Water
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
# of Stories	4

Exterior

Exterior Features	Balcony, Courtyard, Storage
Construction	Wood Frame

Additional Information

Date Listed	July 12th, 2024
Date Sold	July 26th, 2024
Days on Market	14
Zoning	M-C2 d186
HOA Fees	0.00

Listing Details

Listing Office	Royal LePage Benchmark
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