

# \$330,000 - 206, 30 Sierra Morena Mews Sw, Calgary

MLS® #A2199704

**\$330,000**

2 Bedroom, 2.00 Bathroom, 831 sqft

Residential on 0.00 Acres

Signal Hill, Calgary, Alberta

Nestled in the sought-after Pavillions of Richmond Hill, this beautifully maintained 2-BEDROOM, 2-BATH condo is more than just a place to live—it's a place to feel at home. From the moment you step inside, you'll be drawn to the inviting warmth of the OPEN-CONCEPT layout, where the SOUTH-FACING WINDOWS, filling the space with natural light. The updated laminate flooring, fresh paint, and charming GAS FIREPLACE set the perfect tone for cozy evenings—whether you're curling up with a book or unwinding after a long day. Step outside onto your PRIVATE BALCONY and take in the breathtaking MOUNTAIN VIEWS. With the sun on your face and a cup of coffee in hand, this becomes more than just a balcony—it's your peaceful retreat. And with a STORAGE ROOM right off the balcony, there's plenty of space for all your seasonal essentials. Living here means effortless access to everything you need. Walk to Signal Hill and West Hills Shopping Centres for shopping, dining, and entertainment, or explore the nearby parks and pathways. Commuting is a breeze with quick access to Stoney and Tsuutina Trails, connecting you seamlessly to the city. Plus, the HEATED UNDERGROUND PARKING (with a CAR WASH BAY!) ensures your vehicle is always protected and clean. Impeccably maintained and designed for ease, warmth, and lifestyle, this condo is ready to welcome you home. Don't just imagine living here—come



experience it for yourself!

Built in 1997

### Essential Information

MLS® #	A2199704
Price	\$330,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	831
Acres	0.00
Year Built	1997
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	206, 30 Sierra Morena Mews Sw
Subdivision	Signal Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 3K7

### Amenities

Amenities	Car Wash, Elevator(s), Parking, Secured Parking, Visitor Parking, Gazebo, Snow Removal
Parking Spaces	1
Parking	Underground
# of Garages	1

### Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Electric Range, Range Hood, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Baseboard

Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Tile, Insert, Mantle
# of Stories	4

### **Exterior**

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

### **Additional Information**

Date Listed	March 6th, 2025
Days on Market	7
Zoning	M-C2 d186

### **Listing Details**

Listing Office	Sotheby's International Realty Canada
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