

# \$324,888 - 210, 30 Sierra Morena Mews Sw, Calgary

MLS® #A2222707

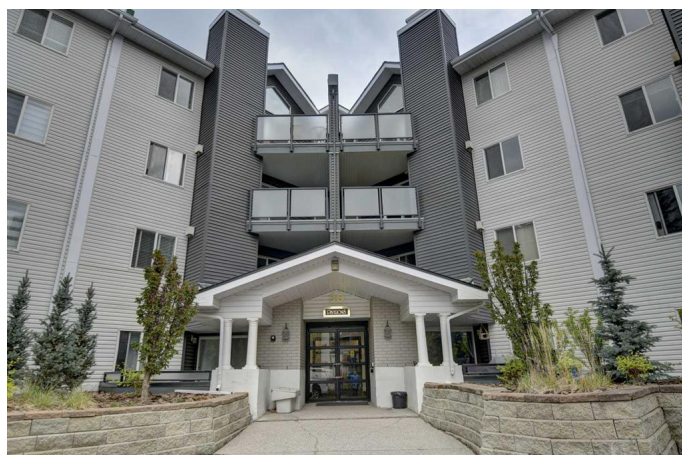
**\$324,888**

2 Bedroom, 2.00 Bathroom, 847 sqft

Residential on 0.00 Acres

Signal Hill, Calgary, Alberta

Backing onto a serene, treed ravine, this beautifully updated 2-bedroom unit delivers peace, privacy and style – all in a move-in ready package! Flooded with natural light thanks to its sunny south exposure, the open-concept design is bright and welcoming. Timeless white shutters add both charm and function to every window. Unwind in the living room in front of the cozy gas fireplace or step out onto the expansive balcony – an ideal spot for morning coffees, evening barbeques and tranquil outdoor moments with no rear neighbours in sight. The dining room has plenty of room for indoor gatherings, and hosting them is a breeze in the gorgeously updated kitchen featuring granite countertops, recently updated backsplash and \$6,000 Whirlpool appliances. The thoughtfully designed layout offers maximum privacy with the peaceful primary retreat on one side, featuring its own private ensuite. The second bedroom and full bath are located on the opposite side, perfect for guests, roommates or a home office. Additional features include in-suite laundry and an oversized tandem titled 2 parking stalls, ensuring every convenience is at your fingertips. All of this is just steps from an incredible range of amenities, grocery stores, big box retailers and restaurants are mere blocks away. With quick access to Stoney Trail, Sarccee Trail, and Glenmore, commuting or escaping the city is effortless. A true blend of nature, comfort and convenience awaits.



Built in 1997

## Essential Information

MLS® #	A2222707
Price	\$324,888
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	847
Acres	0.00
Year Built	1997
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

## Community Information

Address	210, 30 Sierra Morena Mews Sw
Subdivision	Signal Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 3K7

## Amenities

Amenities	Elevator(s), Secured Parking, Snow Removal, Visitor Parking
Parking Spaces	2
Parking	Heated Garage, Parkade, Underground, Tandem

## Interior

Interior Features	Ceiling Fan(s), Granite Counters, Open Floorplan, Soaking Tub, Storage
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Baseboard, Natural Gas, Hot Water
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
# of Stories	4

**Exterior**

Exterior Features	Balcony
Lot Description	Gazebo, No Neighbours Behind, Views
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	May 21st, 2025
Days on Market	3
Zoning	M-C2

**Listing Details**

Listing Office	RE/MAX Real Estate (Central)
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