

\$365,000 - 421, 10 Sierra Morena Mews Sw, Calgary

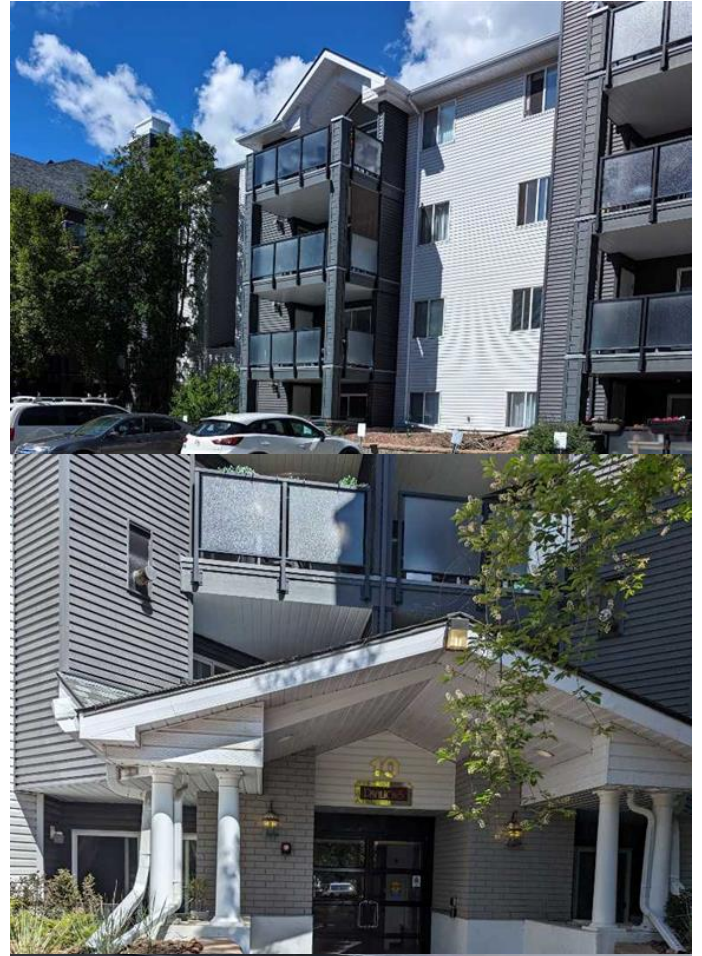
MLS® #A2145767

\$365,000

2 Bedroom, 2.00 Bathroom, 902 sqft
Residential on 2.30 Acres

Signal Hill, Calgary, Alberta

A 2-BEDROOM/2-BATHROOM APARTMENT, TOP-FLOOR CORNER UNIT IN THE SOUGHT-AFTER COMMUNITY OF RICHMOND HILL IN SW CALGARY. THIS UNIT IS GENEROUSLY SIZED WITH OVER 900 SQ FT OF LIVING SPACE, INCLUDING A LIVING ROOM, KITCHEN AND DINING AREA, LAUNDRY ROOM CUM STORAGE. A SOUTH-FACING BALCONY WITH BBQ GAS LINE AND ANOTHER STORAGE AREA OFF THE BALCONY. THIS UNIT WAS RECENTLY UPGRADED WITH LUXURY VINYL PLANK FLOORING AND NEW PAINT THROUGHOUT. IT BOASTS INCREDIBLE NATURAL LIGHT THROUGH ITS NUMEROUS SOUTH AND EAST-FACING WINDOWS TO COMPLEMENT THE OPEN-CONCEPT LIVING WITH VAULTED CEILINGS AND A GAS FIREPLACE. THE MASTER BEDROOM IS GENEROUS IN SIZE AND COMES WITH HIS & HER CLOSETS AND A 3 PC ENSUITE BATH. THE SECOND BEDROOM IS ALSO GENEROUSLY SIZED WITH AMPLE CLOSET SPACE AND IS LOCATED IN THE OPPOSITE CORNER OF THE UNIT FOR ADDED PRIVACY. DEDICATED PARKING FOR 2 VEHICLES (TANDEM PARKING STALL) IS PROVIDED IN THE TITLED HEATED PARKADE WHICH ALSO INCLUDES ANOTHER LARGE STORAGE LOCKER FOR YOUR BIKES ETC., AND ALSO HAS A CAR WASH BAY FOR RESIDENT USE. THE BUILDING HAS A SECURE ENTRANCE FOR SAFETY AND



AMPLE VISITOR PARKING FOR YOUR GUESTS. THE APARTMENT IS CONVENIENTLY LOCATED WITHIN WALKING DISTANCE OF SIGNAL/HILL/WESTHILLS SHOPPING CENTER WHICH FEATURES PLENTY OF SHOPPING, DINING AND ENTERTAINMENT AREAS. QUICK ACCESS TO SARCEE/GLENMORE TRAIL, 17TH AVE, BOW TRAIL AND NOW THE NEW STONEY TRAIL RING ROAD. 15 MINUTES TO DOWNTOWN AND CHINOOK MALL AND 8 MINUTES TO MOUNT ROYAL UNIVERSITY. GREAT LOCATION FOR INVESTORS AND FIRST TIME HOME BUYERS. COME LIVE IN THE TOP 5 NEIGHBOURHOODS IN THE CITY. THE UNIT IS NOW VACANT AND READY FOR QUICK POSSESSION.

Built in 1995

Essential Information

MLS® #	A2145767
Price	\$365,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	902
Acres	2.30
Year Built	1995
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Active

Community Information

Address	421, 10 Sierra Morena Mews Sw
Community	Signal Hill
Condo	The Pavillions of Richmond Hill
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T3H3K5

Amenities

Amenities	Bicycle Storage, Car Wash, Elevator(s), Parking, Playground, Trash
Utilities	Water Available, Electricity Connected, Fiber Optics Available, Heating Amortized
Parking Spaces	2
Parking	Garage Door Opener, Heated Garage, Parkade, Tandem, Titled, Underground
# of Garages	2

Interior

Interior Features	Bookcases, Ceiling Fan(s), Elevator, High Ceilings, No Smoking Home, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Oven, Garburator, Refrigerator, Washer
Heating	Hot Water, Natural Gas
Cooling	None, Sep. HVAC Units
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Electric, Glass Doors
# of Stories	4
Basement	None

Exterior

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

Additional Information

Date Listed	July 1st, 2024
Days on Market	5
Zoning	DC

Listing Details

Listing Office	Greater Calgary Real Estate
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