

# \$339,900 - 405, 20 Sierra Morena Mews Sw, Calgary

MLS® #A2226689

**\$339,900**

2 Bedroom, 2.00 Bathroom, 945 sqft

Residential on 0.00 Acres

Signal Hill, Calgary, Alberta

Fantastic updated WEST-facing, TOP-FLOOR CORNER unit with TWO bedrooms and TWO bathrooms. This condo offers MOUNTAIN VIEWS in the winter, and with its 945 sq ft it is the BIGGEST unit, with the best value, currently on the market in this complex. Upon entering, you'll be welcomed by a bright, open layout with lots of natural light and a partly vaulted ceiling, creating a spacious feel. Updates include beautiful laminate flooring, QUARTZ countertops in the kitchen, and both bathroom vanities. The two spacious bedrooms are located on OPPOSITE sides of the unit for privacy, each with its own bathroom, one of which is an ENSUITE. The living room opens onto a large balcony with a BBQ hook-up and a large STORAGE room. From the balcony, enjoy the snowy peaks of the MOUNTAINS in the winter. This unit even comes with a real laundry room. The complex is well-maintained and professionally managed. Condo fees cover everything except electricity. Secured, titled parking and a car wash bay are included. In addition to the large balcony storage room, there is also an assigned storage cage located above your parking stall. The location can't be beat, so close to a large shopping area, restaurants, stores and Stoney Trail to zip in a split second to anywhere. Book your showing now!

Built in 1996

## Essential Information



|                |                   |
|----------------|-------------------|
| MLS® #         | A2226689          |
| Price          | \$339,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 945               |
| Acres          | 0.00              |
| Year Built     | 1996              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                               |
|-------------|-------------------------------|
| Address     | 405, 20 Sierra Morena Mews Sw |
| Subdivision | Signal Hill                   |
| City        | Calgary                       |
| County      | Calgary                       |
| Province    | Alberta                       |
| Postal Code | T3H3K6                        |

### Amenities

|                |                                                                              |
|----------------|------------------------------------------------------------------------------|
| Amenities      | Car Wash, Elevator(s), Secured Parking, Snow Removal, Trash, Visitor Parking |
| Parking Spaces | 1                                                                            |
| Parking        | Titled, Underground, Guest                                                   |

### Interior

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| Interior Features | High Ceilings, No Smoking Home, Pantry, Quartz Counters, Storage    |
| Appliances        | Dishwasher, Dryer, Electric Range, Range Hood, Refrigerator, Washer |
| Heating           | Baseboard                                                           |
| Cooling           | None                                                                |
| Fireplace         | Yes                                                                 |
| # of Fireplaces   | 1                                                                   |
| Fireplaces        | Gas                                                                 |
| # of Stories      | 4                                                                   |

### Exterior

|                   |                                |
|-------------------|--------------------------------|
| Exterior Features | Balcony, BBQ gas line, Storage |
|-------------------|--------------------------------|

|              |                 |
|--------------|-----------------|
| Roof         | Asphalt Shingle |
| Construction | Vinyl Siding    |
| Foundation   | Poured Concrete |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 10th, 2025 |
| Days on Market | 5               |
| Zoning         | M-C2 d186       |

**Listing Details**

|                |                                |
|----------------|--------------------------------|
| Listing Office | Real Estate Professionals Inc. |
|----------------|--------------------------------|

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