

# \$329,000 - 118, 10 Sierra Morena Mews Sw, Calgary

MLS® #A2263002

**\$329,000**

2 Bedroom, 2.00 Bathroom, 808 sqft

Residential on 0.00 Acres

Signal Hill, Calgary, Alberta

This inviting 2-bedroom, 2-bathroom main floor condo offers the perfect blend of comfort, functionality, and style. The thoughtful layout provides ideal separation between bedrooms, making it an excellent setup for roommates or guests. The spacious primary suite includes a walk-in closet and private ensuite, while the second bedroom is just steps from a full 3-piece bath. The bright white kitchen features a breakfast bar and plenty of storage, opening to a cozy living area with a corner gas fireplace that creates a warm and welcoming atmosphere. Step outside to your partially covered patio, which offers exceptional privacy, and an additional storage area. You'll appreciate the convenience of in-suite laundry, a BBQ gas line, and a titled underground parking stall with visitor parking close by. Safety and ease are at the heart of this home, with a secure building, clean common areas, and quick access to the elevator. Beyond your door, you'll find everything you need for an active and connected lifestyle. Great schools, parks, sports fields, and pathways surround the area. You are within walking distance to Westhills and Signal Hill shopping and dining, and just moments from transit routes, the library, and major roadways for easy commuting. This is condo living at its best, offering comfort, connection, and peace of mind in one beautiful package.

Built in 1997



## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2263002          |
| Price          | \$329,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 808               |
| Acres          | 0.00              |
| Year Built     | 1997              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

## Community Information

|             |                               |
|-------------|-------------------------------|
| Address     | 118, 10 Sierra Morena Mews Sw |
| Subdivision | Signal Hill                   |
| City        | Calgary                       |
| County      | Calgary                       |
| Province    | Alberta                       |
| Postal Code | T3H3K5                        |

## Amenities

|                |                                                      |
|----------------|------------------------------------------------------|
| Amenities      | Elevator(s), Parking, Trash, Visitor Parking, Gazebo |
| Parking Spaces | 1                                                    |
| Parking        | Underground                                          |

## Interior

|                   |                                                                                                                  |
|-------------------|------------------------------------------------------------------------------------------------------------------|
| Interior Features | High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Range Hood, Refrigerator, Stove(s), Washer, Window Coverings                                  |
| Heating           | Baseboard                                                                                                        |
| Cooling           | None                                                                                                             |
| Fireplace         | Yes                                                                                                              |
| # of Fireplaces   | 1                                                                                                                |
| Fireplaces        | Gas                                                                                                              |
| # of Stories      | 4                                                                                                                |

## Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | Balcony, BBQ gas line           |
| Construction      | Brick, Vinyl Siding, Wood Frame |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 8th, 2025 |
| Days on Market | 15                |
| Zoning         | M-C2 d186         |

**Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Benchmark |
|----------------|------------------------|

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