

# \$319,900 - 218, 30 Sierra Morena Mews Sw, Calgary

MLS® #A2244549

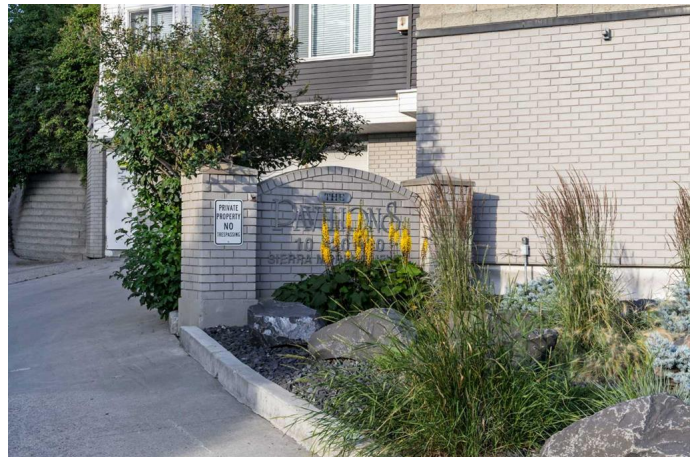
**\$319,900**

2 Bedroom, 2.00 Bathroom, 931 sqft

Residential on 0.00 Acres

Signal Hill, Calgary, Alberta

Welcome to your dream condo in the heart of Signal Hill. Discover the perfect blend of comfort, convenience, and value in this beautiful 2-bedroom, 2-bathroom condo with over 900 sq ft of living space, one of the largest units in the complex – a standout opportunity for first-time buyers, couples, downsizers, or smart investors! Step inside to a bright open-concept layout, with large west-facing windows that bathe the space in natural light. The spacious living room features a cozy gas fireplace and easy access to the balcony, while the dining and kitchen areas flow seamlessly, making entertainment a breeze. The kitchen offers plenty of cabinetry and counter space, perfect for everyday living or hosting guests. Retreat to the primary suite with a walk in closet and private 3-piece ensuite, while the second bedroom and full bath are thoughtfully separated for maximum privacy - ideal for guests or a home office setup. Other highlights include in-suite laundry, ample storage, titled underground heated parking with access to a resident-only car wash bay. This well-managed, secure building offers peace of mind and a welcoming environment. Very reasonable condo fees that cover heat and water. Location, location, steps away from Signal Hill and West Hills Shopping Centre, schools, transit, parks, and major roadways, Stoney Trail and Glenmore Trails. Ideal for anyone seeking convenience, access to Downtown, commuting within or escaping from the city, this location truly has it all. Don't



miss this rare opportunity to own a move in ready home in Signal Hill. Book your showing today!

Built in 1997

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2244549          |
| Price          | \$319,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 931               |
| Acres          | 0.00              |
| Year Built     | 1997              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                               |
|-------------|-------------------------------|
| Address     | 218, 30 Sierra Morena Mews Sw |
| Subdivision | Signal Hill                   |
| City        | Calgary                       |
| County      | Calgary                       |
| Province    | Alberta                       |
| Postal Code | T3H3K7                        |

### Amenities

|                |                                                                               |
|----------------|-------------------------------------------------------------------------------|
| Amenities      | Car Wash, Elevator(s), Secured Parking, Snow Removal, Visitor Parking, Gazebo |
| Parking Spaces | 1                                                                             |
| Parking        | Stall, Titled                                                                 |

### Interior

|                   |                                                                               |
|-------------------|-------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Chandelier, Closet Organizers, See Remarks                    |
| Appliances        | Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer, Window Coverings |
| Heating           | Baseboard                                                                     |

|                 |                  |
|-----------------|------------------|
| Cooling         | None             |
| Fireplace       | Yes              |
| # of Fireplaces | 1                |
| Fireplaces      | Gas, Living Room |
| # of Stories    | 4                |

### Exterior

|                   |                     |
|-------------------|---------------------|
| Exterior Features | Balcony             |
| Construction      | Brick, Vinyl Siding |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 31st, 2025 |
| Days on Market | 4               |
| Zoning         | M-C2 d186       |

### Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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