



**DJ Golden**  
**REAL ESTATE**

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**117, 30 Sierra Morena Mews SW**  
**Calgary, Alberta**

**MLS # A2221058**



**\$314,500**

<b>Division:</b>	Signal Hill		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	910 sq.ft.	<b>Age:</b>	1997 (28 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 562
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Open Floorplan, Storage		

**Inclusions:** Dishwasher, Electric Stove, Washer/Dryer, Refrigerator

An Amazing Opportunity in the Pavilions of Richmond Hill! This beautifully maintained 2-bedroom, 2-bathroom condo offers over 900 sq ft of open-concept living space and is one of the larger units in the building. Ideally located in one of Calgary's most desirable communities. With a modern layout, freshly painted areas, and newer laminate flooring this home combines comfort and style in a bright and welcoming setting. Enjoy the west-facing balcony on those summer evenings - perfect for relaxing or entertaining and is completed by a private storage room for added convenience. The spacious living room features a cozy gas fireplace, large windows allowing in the natural light and sliding patio doors, adding to the home's warmth and functionality. The well appointed kitchen is great for functionality and would inspire any home chef!. The primary bedroom includes two closets and a private 3-piece ensuite. The second bedroom is spacious and conveniently located near the second full bathroom. A dedicated laundry room includes a full-size washer and dryer as well as additional cabinet space. This fantastic unit is rounded out by a Titled underground parking stall, a car wash bay in the heated underground parkade, ample visitor parking, a BBQ gas line on the balcony & is located just steps from Signal Hill and West Hills Shopping Centres, schools, parks, transit, and with easy access to Stoney and Tsuut'sina Trails, this location is ideal for anyone seeking convenience and connectivity. Don't miss your chance to own this immaculate and move-in-ready home in Signal Hill. Book your showing today!