

# \$319,900 - 312, 10 Sierra Morena Mews Sw, Calgary

MLS® #A2195617

**\$319,900**

2 Bedroom, 2.00 Bathroom, 800 sqft  
Residential on 0.00 Acres

Signal Hill, Calgary, Alberta

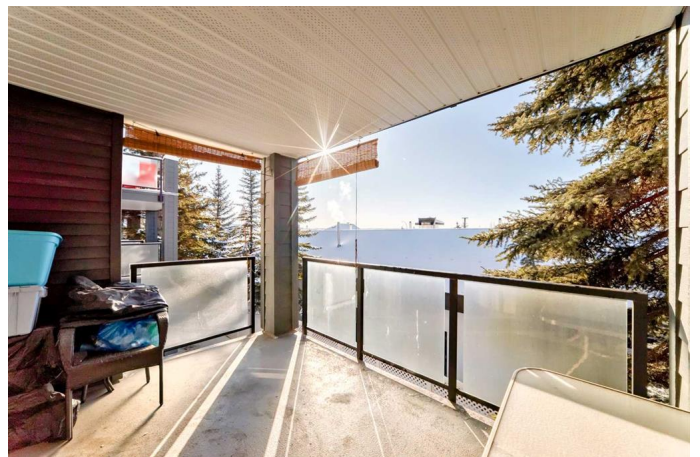
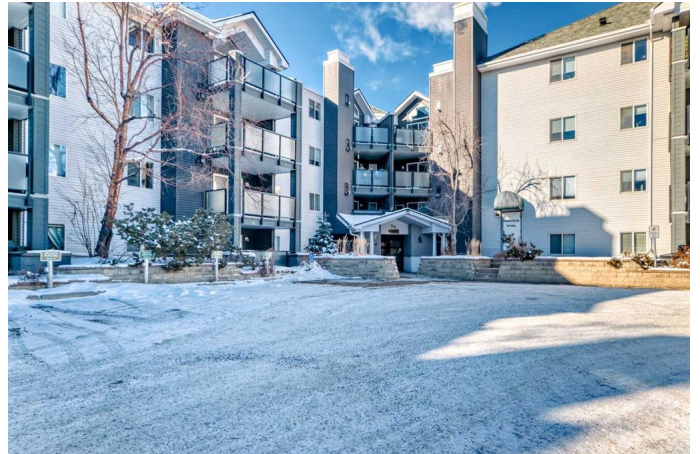
Welcome to Signal Hill. Mountain views all the way to Canmore. This 2 bedroom and 2 full bathroom has it all. White kitchen cabinets with a 2 person breakfast bar. Stainless steel appliances. In suite laundry. Large master bedroom with a walk in closet and 4pc bathroom. West balcony that is oversized plus storage. Underground, Titled parking with extra storage in front of stall. Gas fireplace in a spacious Living Room. Plenty of visitor parking and a fantastic location. Reserve Fund at 1,125,000(2023) and growing at 500,000 a year as planned

Built in 1996

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2195617    |
| Price          | \$319,900   |
| Bedrooms       | 2           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 800         |
| Acres          | 0.00        |
| Year Built     | 1996        |
| Type           | Residential |
| Sub-Type       | Apartment   |
| Style          | Apartment   |
| Status         | Active      |

## Community Information



|             |                               |
|-------------|-------------------------------|
| Address     | 312, 10 Sierra Morena Mews Sw |
| Subdivision | Signal Hill                   |
| City        | Calgary                       |
| County      | Calgary                       |
| Province    | Alberta                       |
| Postal Code | T3H3K5                        |

### **Amenities**

|                |             |
|----------------|-------------|
| Amenities      | Car Wash    |
| Parking Spaces | 1           |
| Parking        | Underground |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | Closet Organizers, Elevator, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows |
| Appliances        | Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Window Coverings  |
| Heating           | Baseboard, Natural Gas   |
| Cooling           | None   |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Gas, Mantle  |
| # of Stories      | 4  |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior Features | Balcony, Courtyard, Lighting, Rain Gutters |
| Construction      | Brick, Vinyl Siding                        |

### **Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | February 19th, 2025 |
| Days on Market | 44                  |
| Zoning         | M-C2                |

### **Listing Details**

|                |                                  |
|----------------|----------------------------------|
| Listing Office | Royal LePage Mission Real Estate |
|----------------|----------------------------------|

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