

405, 20 Sierra Morena Mews SW
Calgary, Alberta

MLS # A2226689



\$339,900

Division:	Signal Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	945 sq.ft.	Age:	1996 (29 yrs old)
Beds:	2	Baths:	2
Garage:	Guest, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard
Floors:	Ceramic Tile, Laminate
Roof:	Asphalt Shingle
Basement:	-
Exterior:	Vinyl Siding
Foundation:	Poured Concrete
Features:	High Ceilings, No Smoking Home, Pantry, Quartz Counters, Storage

Water:	-
Sewer:	-
Condo Fee:	\$ 562
LLD:	-
Zoning:	M-C2 d186
Utilities:	-

Inclusions: All window coverings and all light fixtures

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!