

214, 30 SIERRA MORENA Mews SW
Calgary, Alberta

MLS # A2304755



\$299,900

Division:	Signal Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	839 sq.ft.	Age:	1997 (29 yrs old)
Beds:	2	Baths:	2
Garage:	Electric Gate, Garage Door Opener, Insulated, Parkade, Secured, Titled, Und		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 590
Basement:	-	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	M-C2 d186
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Closet Organizers, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Storage, Track Lighting, Walk-In Closet(s)		
Inclusions:	Draperies, Custom Black Out Blinds, 2 Garage Remotes, 2 Fobs		

WELCOME TO THE PAVILLIONS OF RICHMOND HILL — a beautifully maintained 838 sq ft 2 bedroom + 2 bath condo w/2 TITLED PARKING STALLS + a LARGE PRIVATE BALCONY in the highly desirable Signal Hill community — perfect for first-time buyers, downsizers, or investors seeking comfort, value + LOCATION in Calgary! Step into a welcoming foyer that immediately reflects the home’s care + pride of ownership — feat. UPDATED LIGHTING, clean finishes + a functional layout that flows seamlessly into the main living space — setting the tone for relaxed, everyday living. The OPEN-CONCEPT living area is filled w/natural light from its EAST-FACING exposure — creating a bright, inviting atmosphere — complemented by gorgeous hardwood flooring + anchored by a cozy corner GAS FIREPLACE w/a mantle, the perfect place to unwind after a long day or enjoy quiet nights in. At the heart of the home — a well-appointed eat-in kitchen designed for both function + flow — feat. crisp white cabinetry, tile backsplash, pantry storage + a peninsula BREAKFAST BAR that encourages casual meals + connection — all paired w/ STAINLESS STEEL appliances incl/an electric stove, microwave + white dishwasher for a clean, timeless look. The seamless connection between kitchen, dining + living spaces makes this home ideal for entertaining or simply enjoying your own space — offering flexibility + comfort in equal measure. Step through the sliding doors onto your expansive 16’3” x 10’3” PRIVATE BALCONY — a true extension of your living space, surrounded by mature trees that create your own PRIVATE OASIS. Featuring a GAS BBQ LINE + a convenient STORAGE ROOM, this is the perfect setting for summer entertaining,

morning coffee, or unwinding in a peaceful, open-air retreat. The primary bedroom offers a calm, private escape — generously sized w/WALK-IN CLOSET + a private 3 PC ENSUITE — creating a serene space to relax + recharge at the end of the day. Positioned for privacy, the second bedroom sits on the opposite side of the unit — ideal for guests, a home office, or flex space — conveniently located near the IN-SUITE LAUNDRY + full 4 PC MAIN BATHROOM for added everyday ease. Enjoy a well-managed, secure building w/elevator access + CAR WASH + visitor parking — designed for easy, low-maintenance living. Signal Hill delivers a complete, lifestyle-driven experience — feat. Westhills shopping, trendy restaurants + cafés, beautiful parks + scenic walking paths — all w/ quick access to downtown, transit (both bus + the C-train nearby!) + major routes — PLUS a QUICK DRIVE TO THE MOUNTAINS — making everyday living convenient, connected + effortless. This is an incredible opportunity to own a well-kept, move-in-ready condo in a prime location — book your private showing today!