

120, 10 Sierra Morena Mews SW
Calgary, Alberta

MLS # A2320382



\$259,900

Division:	Signal Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	831 sq.ft.	Age:	1995 (31 yrs old)
Beds:	2	Baths:	2
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 562
Basement:	-	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	M-C2 d186
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), Open Floorplan, Walk-In Closet(s)		

Inclusions: N/A

Welcome to this well-maintained 2-bedroom, 2-bathroom condo in the highly sought-after Pavilions of Richmond Hill in Signal Hill. Offering 831 sqft of functional living space, this unit features an open-concept layout filled with natural light, a cozy gas fireplace, and excellent entertaining options—perfect for first-time buyers, investors, or those looking to downsize. The entire unit has been freshly painted, giving it a clean, move-in-ready feel. The functional kitchen provides convenient access to in-suite laundry and storage space. The bright East-facing dining and living areas offer an open feel with abundant natural light. The living room is anchored by a cozy gas fireplace, creating a warm and inviting atmosphere. From the living and dining areas, you have access to a spacious East-facing patio with BBQ gas line—ideal for relaxing or entertaining. A bonus storage room on the patio provides additional space for bikes, outdoor equipment, or seasonal items. The generous primary bedroom includes a walk-through closet and a private 4-piece ensuite bath, while the second bedroom is well-proportioned and conveniently located beside a full 4-piece bathroom—offering flexibility for guests, roommates, or a dedicated home office, with both bedrooms featuring new carpet. This unit includes 1 titled underground parking stall for secure, convenient parking. The well-managed Pavilions of Richmond Hill complex offers excellent amenities including visitor parking, elevator access, and a car wash bay. Condo fees include heat, water, and professional management, offering exceptional value and peace of mind. Located in Signal Hill, one of Calgary's most established and desirable communities, this home is just minutes from Westhills Shopping Centre, Westside Recreation Centre, and various dining options. Quick access to transit and downtown Calgary

makes commuting effortless. This is an excellent opportunity to own in one of Calgary's most sought-after Southwest communities!