

**412, 30 Sierra Morena Mews SW**  
**Calgary, Alberta**

**MLS # A2322417**



**\$339,900**

<b>Division:</b>	Signal Hill		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	914 sq.ft.	<b>Age:</b>	1997 (29 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Secured, Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Hot Water, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 562
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-C2 d186
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Closet Organizers, No Animal Home, No Smoking Home, Open Floorplan, Storage, Track Lighting, Vaulted Ceiling(s)		
<b>Inclusions:</b>	N/A		

**INCREDIBLE OPPORTUNITY** to own one of the most desirable residences in the complex! Perfectly positioned in a quiet top-floor location backing onto a beautiful treed greenspace, this stunning two-bedroom, two-bathroom condo offers the ideal combination of privacy, natural beauty, and exceptional renovations. With original builder measurements of 964 sq. ft., this is one of the largest floor plans in the building and showcases an abundance of natural light through spectacular vaulted floor-to-ceiling windows that create an open, bright, and contemporary living space. From the moment you enter, you'll appreciate the pride of ownership and extensive upgrades throughout. The eye-catching white gloss kitchen features quartz countertops, subway tile backsplash, newer stainless steel appliances, extensive cabinetry, and abundant workspace for both everyday living and entertaining. The spacious dining area easily accommodates family gatherings, while the inviting living room is anchored by a beautifully renovated gas fireplace finished with a striking blend of stone, quartz, and steel mosaic tile. The spacious primary retreat offers generous closet space and a full ensuite bathroom, while the second bedroom is ideally positioned for guests, family, or a home office. Both bathrooms have been thoughtfully updated with modern vanities, mirrors, fixtures, and lighting. Additional improvements include updated hardware throughout, designer honeycomb blinds, contemporary LED lighting, a newer front-load washer and dryer, and distinctive custom-painted silver-grey baseboard covers that add a unique designer touch. Step outside onto your private balcony and enjoy peaceful views of the natural forest reserve beyond. This secluded outdoor space provides the perfect setting for morning coffee, evening relaxation, or summer entertaining while surrounded by

nature and tranquillity. Storage is abundant and rare for apartment living, with in-suite storage and a dedicated balcony storage room. Your titled underground parking stall (#489) is conveniently located and offers easy access to the elevator. Residents enjoy a well-managed complex and an unbeatable location within walking distance of Westhills Shopping Centre, grocery stores, restaurants, medical services, public transit, fitness facilities, entertainment, and countless everyday amenities. Move-in ready and absolutely stunning, this top-floor condominium offers exceptional value, outstanding craftsmanship, and a lifestyle that is difficult to match. Welcome home to #412, 30 Sierra Morena Mews SW.