

109, 20 Sierra Morena Mews SW
Calgary, Alberta

MLS # A2349542



\$315,000

Division:	Signal Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	888 sq.ft.	Age:	1995 (31 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 562
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	M-C2 d186
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Closet Organizers, Quartz Counters, See Remarks, Storage, Walk-In Closet(s)		

Inclusions: Large Storage room off of the patio, large storage cage in the parking stall, and one titled underground parking stall.

MAIN FLOOR, FULLY RENOVATED and BACKING ONTO GREEN SPACE with a MASSIVE PRIVATE PATIO, UNDERGROUND PARKING and 2 STORAGE AREAS. Move-in ready! One of the most private units in the complex, this main-floor home sits steps from the entrance and close to shopping, yet feels completely tucked away. It has been tastefully updated from top to bottom with quartz countertops, undermount sinks, new faucets and cabinet hardware, new high-end appliances, new toilets, updated light fixtures, new door hardware and hinges, and fresh paint throughout. High-end laminate flooring was professionally installed with no transition strips for a seamless look from room to room. Step outside to a massive, very private patio overlooking green space, perfect for relaxing or entertaining, with its own storage room right on the deck. Your underground parking stall (#271) comes with a second storage cage, so you'll never be short on space. Simply move in and start enjoying your beautiful new home. Book your private showing today!