

\$335,000 - 411, 30 Sierra Morena Mews Sw, Calgary

MLS® #A2245662

\$335,000

2 Bedroom, 2.00 Bathroom, 949 sqft

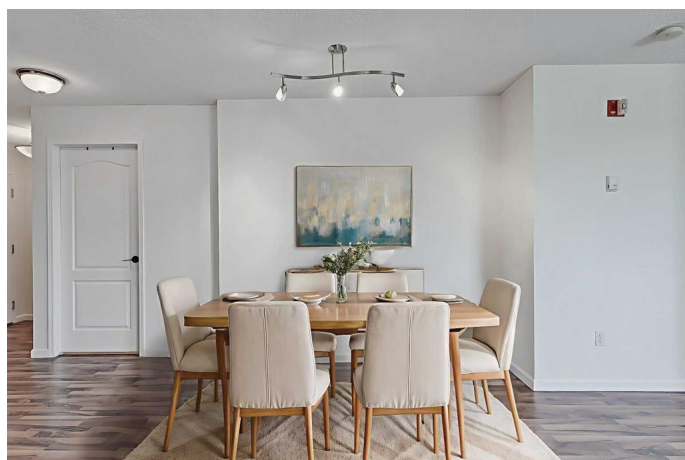
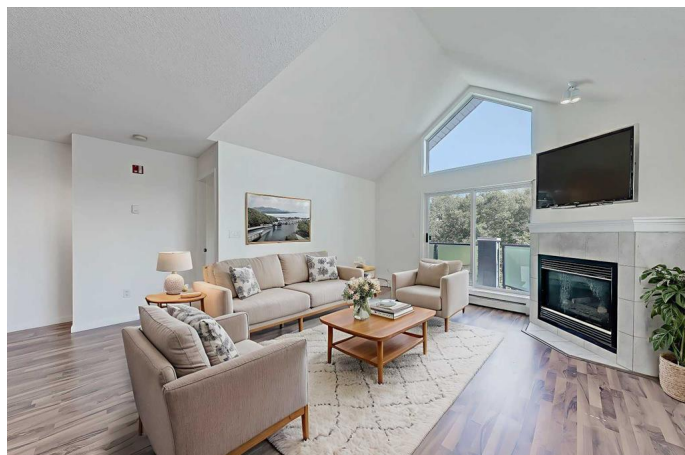
Residential on 0.00 Acres

Signal Hill, Calgary, Alberta

TOP FLOOR CORNER UNIT |
UNDERGROUND PARKING | INSUITE
LAUNDRY | GREAT WALKABLE
LOCATION!

This spacious, private and freshly painted top floor property in the Pavilions of Richmond Hill offers one of the larger floor plans in the complex at almost 950 sqft and certainly one of the best locations overlooking a gorgeous, treed grove. The building provides easy access to an absolute abundance of amenities including playgrounds, parks, pathways, sports fields, exceptional private and public schools, the LRT, Westside Recreation Centre, Signal Hill Library and of course the shops, services, restaurants and retail at WestHills and Signal Hill Shopping Centres that are just a short walk away.

As you enter the unit you will be impressed by the spacious, open concept that creates a truly seamless flow for everyday living and entertaining. The living room boasts a vaulted ceiling, corner gas fireplace and is filled with natural light, it also provides direct access to the large balcony with a lovely, treed panorama, perfect for perfect for sipping your morning coffee or just relaxing and enjoying the natural outdoor space. The kitchen is adjacent to the dining area and offers a newer refrigerator and convection oven, a peninsula with a sit up area and plenty of cabinet and counter space. The floor plan is completed by



a large entryway with a double closet, dedicated laundry and storage room, main 4-piece bathroom and 2 generously sized bedrooms including the primary suite that offers a walkthrough closet and a 3-piece ensuite bathroom.

The list of upgrades and additional features includes new paint (2025), newer Whirlpool dark stainless steel refrigerator and oven, laminate flooring in the main living areas and upgraded carpet in the second bedroom, window coverings, BBQ gas line and a large private storage room on the balcony, only one common wall, pet-friendly building, updated lobby and common areas, underground titled parking stall (#479), underground visitor parking and more.

This unit has loads of potential and is waiting for a buyer to make it their own and enjoy the best that Signal Hill living has to offer.

Built in 1997

Essential Information

MLS® #	A2245662
Price	\$335,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	949
Acres	0.00
Year Built	1997
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	411, 30 Sierra Morena Mews Sw
---------	-------------------------------

Subdivision	Signal Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 3K7

Amenities

Amenities	Elevator(s), Parking, Visitor Parking, Gazebo
Parking Spaces	1
Parking	Heated Garage, Parkade, Titled, Underground, Enclosed, Owned
# of Garages	1

Interior

Interior Features	Breakfast Bar, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Elevator
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Baseboard, Natural Gas, Fireplace Insert
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Tile, Insert
# of Stories	4

Exterior

Exterior Features	Balcony, BBQ gas line
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 8th, 2025
Days on Market	3
Zoning	M-C2 d186

Listing Details

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and

the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.