

**218, 10 Sierra Morena Mews SW**  
**Calgary, Alberta**

**MLS # A2218670**



**\$274,000**

<b>Division:</b>	Signal Hill		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	806 sq.ft.	<b>Age:</b>	1997 (28 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

**Heating:** Baseboard, Natural Gas

**Floors:** Laminate, Linoleum

**Roof:** -

**Basement:** -

**Exterior:** Wood Frame

**Foundation:** -

**Features:** Breakfast Bar, Built-in Features, Ceiling Fan(s), Open Floorplan, See Remarks, Storage

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 562

**LLD:** -

**Zoning:** M-C2

**Utilities:** -

**Inclusions:** Dishwasher, Dryer, Stove, Range Hood, Fridge, Washer

Experience comfort, convenience, and low-maintenance living in this beautifully updated 2 bed/2 bath condo in the sought-after Pavillions of Richmond Hill, located in the heart of Signal Hill. Just steps away from the shops, restaurants, and amenities of West Hills, this move-in ready home offers the perfect blend of modern updates and functional design, ideal for professionals, roommates, or anyone seeking a dedicated home office or guest space. Step inside to discover bright, open-concept living with newer laminate flooring throughout. The refreshed white kitchen features stylish quartz countertops, ample cabinetry, and a functional layout that flows seamlessly into the living room. Centered around a cozy corner gas fireplace, the living area offers access to a private, covered balcony complete with a storage locker and gas line, perfect for year round BBQing or adding a patio heater. The thoughtfully designed split-bedroom layout ensures privacy, with the spacious primary bedroom featuring a walk-in closet and a 4pc ensuite bathroom. The second bedroom is perfect for guests or a home office and is conveniently located next to another full 4pc bathroom. A dedicated in-suite laundry room is also offered, making laundry days a breeze. Additional features include a titled parking stall in the secure, heated underground parkade (with car wash), and the unbeatable convenience of nearby shopping, dining, entertainment, grocery stores, and more. With quick access to downtown Calgary, public transit, and a straight shot to the mountains, this location truly has it all. Don't miss your chance to enjoy Westside living at its finest - book your private showing today!