

\$299,999 - 111, 20 Sierra Morena Mews Sw, Calgary

MLS® #A2269872

\$299,999

2 Bedroom, 2.00 Bathroom, 807 sqft

Residential on 0.00 Acres

Signal Hill, Calgary, Alberta

You will fall in love with this spacious 2 bed+ 2 full bath home that backs onto a peaceful Naturally wooded area. Upon entering the home, you are greeted with an open-concept, main living area where you will enjoy your Natural

Gas Fireplace that offers you coziness during those cold Calgary Winter nights, while snuggled up watching a movie or enjoying a glass of

wine after a long day at work. The living room is MASSIVE & can easily handle any larger furniture you have, while not feeling cramped! The

open-concept living area flows naturally. The kitchen has seen numerous upgrades, with plenty of cupboard and counter space, including a

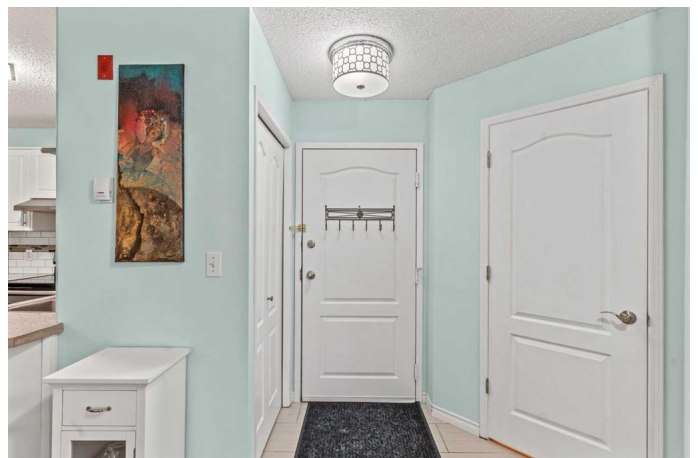
breakfast nook! You will love the newer appliances, including a brand-new stove & refrigerator! The kitchen had a lovely tile backsplash

added, which makes this a space to fully enjoy! Your open-concept kitchen/living room also has space for your dining room table!

Itâ€™s not that

common to find such a HUGE Primary Bedroom in a condo - so, if you have been searching for the perfect Bedroom â€œ your wait is over. The

Primary bedroom is HUGE & will easily accommodate your King size bed, nightstands, & dressers. Your primary bedroom also includes a large



walk-in closet & is finished off with a 3-piece ensuite. This home was perfectly designed, as the 2 bedrooms are on opposite sides, separated by the living room/kitchen, allowing ultimate privacy. Both bedrooms have newly installed remote-controlled chandeliers/ceiling fans. The main full bathroom is complete with updated, stylish Tile that makes this room pop! The home also has a large, in-suite Laundry room. The home is complete with low maintenance, updated laminate flooring throughout! Heading outside, we are excited to showcase this AMAZING FEATURE – the massive outdoor balcony. This outdoor oasis is spacious & can accommodate, not only a full patio set but is also large enough for an outdoor dining table, to be fully enjoyed, during our lovely summers. While enjoying your new outdoor space, you will love relaxing outside as you gaze into the peaceful, tranquil naturally wooded area, with no neighbours looking back at you! This balcony offers the ultimate place to decompress after a long day, read a book, and/or host company & everyone will have plenty of space to relax. The outdoor balcony also has another great feature, which many condos lack – a HUGE outdoor storage area that is secured with a lock/key. Your new home is completed with a warm & cozy underground Titled parking stall. The Pavilions of Richmond Hill are perfectly located, close to major roadways like Stony Trail, Glenmore Trail, and Sarsfield. Additionally, there is a movie theatre within walking distance and endless shopping at the Signal Hill / West Hills Shopping complexes, including 2 grocery stores, coffee shops, restaurants, Home Sense, Chapters Indigo, and the

list just goes on and on! Book your private showing today, before it's too late.

Built in 1977

Essential Information

MLS® #	A2269872
Price	\$299,999
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	807
Acres	0.00
Year Built	1977
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	111, 20 Sierra Morena Mews Sw
Subdivision	Signal Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H3K6

Amenities

Amenities	Elevator(s), Parking, Secured Parking, Snow Removal, Visitor Parking
Parking Spaces	1
Parking	Paved, Underground
# of Garages	1

Interior

Interior Features	Breakfast Bar, Closet Organizers, Open Floorplan, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Electric Oven, Electric Stove, Freezer, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Baseboard, Natural Gas

Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle
# of Stories	4

Exterior

Exterior Features	Other, Storage
Construction	Brick, Vinyl Siding, Wood Frame

Additional Information

Date Listed	November 8th, 2025
Zoning	M-C2 d186
HOA Fees	562
HOA Fees Freq.	MON

Listing Details

Listing Office	Century 21 Bravo Realty
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