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410, 20 Sierra Morena Mews SW  
Calgary, Alberta

MLS # A2232650



**\$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>	853 sq.ft.	<b>Age:</b>	1996 (29 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Stall, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Many Trees, No Neighbours Behind		

<b>Heating:</b>	Baseboard, Electric	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<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>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Ceiling Fan(s), No Smoking Home, Vaulted Ceiling(s)		

**Inclusions:** Attached shelves and bookcases

OPEN HOUSE SUNDAY, JUNE 22 FROM 1-3PM &mdash; Welcome to this perfectly located top-floor condo at The Pavilions of Richmond Hill! Ideal for first-time homebuyers, singles, young or mature couples, or savvy investors, this 2-bedroom, 2-bathroom unit offers everything needed for a comfortable and convenient lifestyle. Enjoy the bright and airy atmosphere provided by high vaulted ceilings and abundant natural light streaming through large east-facing windows. The spacious living area features a cozy gas fireplace, attached shelves, and bookcases for additional storage, along with direct access to your private balcony, overlooking a serene, treed greenspace. Imagine stepping onto the balcony with your morning coffee, soaking in the warmth of the sunrise and the peaceful, treed views. The well-maintained interior boasts high-quality laminate flooring, neutral paint tones throughout, ceiling fans for added comfort, and Hunter Douglas designer wood blinds. The functional kitchen includes ample cabinetry and counter space, seamlessly connecting to the dining and living areas. The primary bedroom features a walk-in closet and a private 3-piece ensuite bathroom, while the second bedroom and additional full bathroom are thoughtfully positioned on the opposite side of the unit for added separation and privacy. Additional conveniences include in-suite laundry, ample storage, and a titled underground heated parking stall with access to a resident-only car wash bay. Just a short walk away from Westhills Shopping Centre&mdash;home to Superstore, Rona, Dollarama, Tim Hortons, Best Buy, Cineplex, and Kinjo&mdash;plus numerous great restaurants and entertainment options. Quick access to Stoney, Sarcee, and Glenmore makes commuting to work and weekend trips to the mountains effortless. Don&rsquo;t miss out on this

comfortable and conveniently located condo&mdash;book your viewing today!