

**418, 20 Sierra Morena Mews SW
Calgary, Alberta**

MLS # A2272420

\$265,000



Division:	Signal Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,061 sq.ft.	Age:	1995 (31 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 562
Basement:	-	LLD:	-
Exterior:	Brick, Stone, Veneer, Wood Frame	Zoning:	M-C2 d186
Foundation:	-	Utilities:	-
Features:	Vaulted Ceiling(s)		

Inclusions:	N/a
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RARE FIND | TOP FLOOR | LARGE SQ FT | Welcome to this highly desirable TOP-FLOOR condo in the sought-after community of SIGNAL HILL. This is a rare OPPORTUNITY, as the home has never been on the market before and is one of the LARGEST UNITS in the complex. The WEST-FACING exposure brings in plenty of natural light, and with no neighbours above, you'll enjoy added peace and privacy. The home features a BRIGHT, OPEN CONCEPT layout with a spacious living room and gas fireplace; making it perfect for both relaxing and entertaining. Large windows create an airy feel throughout, while the kitchen flows easily into the dining and living areas for everyday comfort. LARGE private balcony is perfect for BBQs, morning coffee, or simply enjoying the fresh air. The primary bedroom offers dual closets and a private 3-piece ENSUITE. A second bedroom and a full 4-piece bathroom provide flexible space for guests, family, or a HOME OFFICE. Additional features include INSUITE LAUNDRY, additional secure BALCONY STORAGE, and UNDERGROUND PARKING. This UNBEATABLE LOCATION is just steps from Westhills Town Centre and Signal Hill Shopping Centre, with shopping, dining, and local favourites like Bro's Kin Yolk and The Keg close by. You'll also enjoy nearby parks, pathways, the Westside Recreation Centre, and quick access to Stoney Trail for easy commuting or trips to the mountains. DO NOT MISS OUT on this rare OPPORTUNITY! Watch 3D Tour!!