

**318, 10 Sierra Morena Mews SW
Calgary, Alberta**

MLS # A2279240



\$299,900

Division:	Signal Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	802 sq.ft.	Age:	1997 (29 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Parkade, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Linoleum, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 563
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	M-C2 d186
Foundation:	-	Utilities:	-
Features:	Open Floorplan, See Remarks		

Inclusions: n/a

Welcome home—take the 24/7 Virtual Open House tour! Discover effortless SW Calgary living in the heart of Signal Hill. This bright, updated 2-bedroom, 2-bathroom condo is tucked inside a quiet, well-managed, barrier-free building with secure entry and an elevator. The open-concept design is perfect for everyday living and entertaining, featuring newer flooring, updated appliances, modern light fixtures, and fresh paint—all finished in a clean, contemporary palette that feels instantly inviting. Relax by the cozy corner gas fireplace, enjoy the convenience of in-suite laundry, and unwind on your large, private covered balcony, ideal year round and with an exterior storage locker just steps away. Complete with heated underground parking, plus fantastic building amenities including a car wash and outdoor gazebo, this home checks all the boxes. And the location? Unbeatable with just steps to Westhills Shopping Centre and the public library, with quick access to Stoney Trail, Sarcree Trail, Highway 1, and an easy escape to the mountains. Move-in ready, beautifully updated, and perfectly located—don’t miss this one.