

\$339,900 - 410, 20 Sierra Morena Mews Sw, Calgary

MLS® #A2232650

\$339,900

2 Bedroom, 2.00 Bathroom, 853 sqft

Residential on 0.00 Acres

Signal Hill, Calgary, Alberta

OPEN HOUSE SUNDAY, JUNE 22 FROM 1-3PM â€” 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 Centreâ€”home to Superstore, Rona, Dollarama, Tim Hortons, Best Buy, Cineplex, and Kinjoâ€”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. Donâ€™t miss out on this comfortable and conveniently located condoâ€”book your viewing today!

Built in 1996

Essential Information

MLS® #	A2232650
Price	\$339,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	853
Acres	0.00
Year Built	1996
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	410, 20 Sierra Morena Mews Sw
Subdivision	Signal Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H3K6

Amenities

Amenities	Car Wash, Elevator(s), Secured Parking, Snow Removal, Trash, Visitor Parking
Parking Spaces	1
Parking	Heated Garage, Stall, Titled, Underground

Interior

Interior Features	Bookcases, Ceiling Fan(s), No Smoking Home, Vaulted Ceiling(s)
Appliances	Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Baseboard, Electric
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
# of Stories	4

Exterior

Exterior Features	Balcony, BBQ gas line, Storage
Lot Description	Backs on to Park/Green Space, Many Trees, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 19th, 2025
Days on Market	1
Zoning	M-C2 d186

Listing Details

Listing Office	eXp Realty
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