

\$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 SATURDAY, JUNE 28 FROM 1-3PM – Discover the perfect blend of comfort, convenience, and value in this beautifully maintained top-floor 2-bedroom, 2-bathroom condo – a standout opportunity for first-time buyers, couples, downsizers, or smart investors! Step inside to soaring vaulted ceilings, a bright open-concept layout, and large east-facing windows that bathe the space in natural light. Start your mornings on the private balcony with a coffee in hand, overlooking a peaceful, treed green space – your own urban sanctuary. The spacious living room features a cozy gas fireplace, custom shelving, and easy access to the balcony, while the dining and kitchen areas flow seamlessly, making entertainment a breeze. The kitchen offers plenty of cabinetry and counter space, perfect for everyday living or hosting guests. Retreat to the primary suite with his-and-her separate closets and private 3-piece ensuite, while the second bedroom and full bath are thoughtfully separated for maximum privacy - ideal for guests or a home office setup. Other highlights include premium laminate flooring, designer paint throughout, Hunter Douglas blinds, ceiling fans for added style and comfort, in-suite laundry, ample storage, titled underground heated parking with access to a resident-only car wash bay, and recent condo building upgrades such as modern glass balconies, new carpeting, fresh paint, and upgraded light fixtures. Live steps away from Westhills Town Centre and Signal



Hill Shopping Centre, offering everything from groceries (Superstore and Safeway) and cafes to Best Buy, Cineplex, and top local dining. You're also just minutes from University of Calgary, Mount Royal University, Ambrose University, the downtown core, and major roadways like Stoney, Sarcree, and Glenmore Trails - making commutes and weekend getaways effortless. Don't miss this rare opportunity to own a top-floor unit in one of Calgary's most desirable southwest communities.

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

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|----------------|-----------------|
| Date Listed | June 19th, 2025 |
| Days on Market | 10 |
| Zoning | M-C2 d186 |

Listing Details

| | |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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