

# \$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 wood 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, Sarcee, 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	Elevator(s), Secured Parking, Snow Removal, Trash, Visitor Parking, Car Wash
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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	6
Zoning	M-C2 d186

### **Listing Details**

Listing Office	eXp Realty
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