

# \$337,500 - 409, 10 Sierra Morena Mews Sw, Calgary

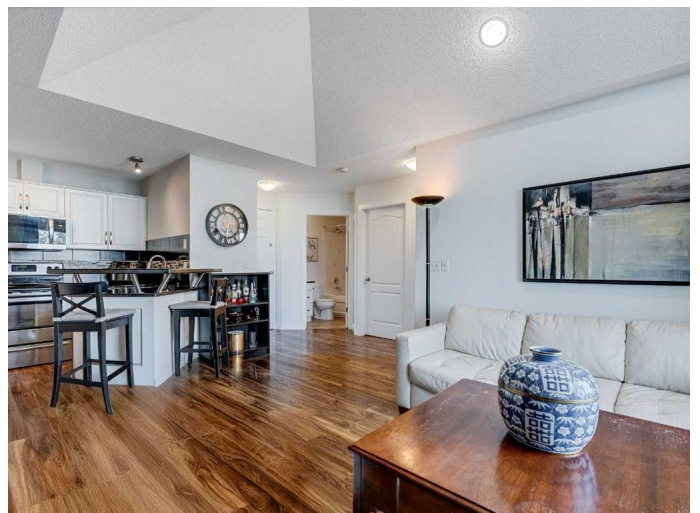
MLS® #A2253178

**\$337,500**

2 Bedroom, 2.00 Bathroom, 793 sqft  
Residential on 0.00 Acres

Signal Hill, Calgary, Alberta

On the top floor of a quiet, exceptionally well-managed building, this beautifully updated 2-bedroom, 2-bathroom condo offers unobstructed mountain and valley views, soaring vaulted ceilings, and a bright, functional layout that perfectly suits professionals, small families, or roommates. With two TITLED parking stalls—one underground with extra storage and one surface stall—this home provides rare value in today's market. Step into the open-concept living space where west-facing windows frame breathtaking sunsets and endless Rocky Mountain vistas. The oversized balcony extends your living outdoors, complete with a gas BBQ hookup and a large private storage unit, making it the ideal spot to relax or entertain. Inside, the updated kitchen features granite counters, stainless steel appliances, and a handy eating bar, designed to blend style and practicality whether you're preparing a quick weeknight meal or hosting friends. The airy living room is enhanced by vaulted ceilings and a cozy corner gas fireplace, creating a welcoming space to gather. The well-planned layout places bedrooms on opposite sides of the unit for maximum privacy. The primary suite includes a walk-in closet and a 3-piece ensuite, while the second bedroom is served by a 4-piece main bath—perfect for guests, kids, or a home office. Both bedrooms are generously sized and filled with natural light. Additional upgrades include engineered hardwood



flooring, in-suite laundry, updated appliances, and modern light fixtures throughout, making the home stylish and move-in ready. The heated underground parkade includes a car wash bay, and the additional surface stall is ideal for a second vehicle or visitors. Beyond the building, you'll love the unbeatable location. Just a short stroll to Westhills Shopping Centre, you'll have groceries, restaurants, coffee shops, banks, boutiques, and even a movie theatre at your fingertips. Fitness centres, medical services, and everyday conveniences are also nearby, ensuring everything you need is close to home. Families will appreciate the selection of schools in the area, while commuters benefit from excellent transit connections and quick access to major routes. Nature lovers will enjoy the nearby parks, walking paths, and green spaces that balance the convenience of urban amenities with the calm of a residential community. With a strong, well-managed condo board, a quiet setting, and spectacular unobstructed mountain views, this top-floor home is a true standout. If you're looking for low-maintenance living with thoughtful upgrades, two parking stalls, and one of the best views in the city, this is the one. Schedule your showing today!

Built in 1995

### **Essential Information**

MLS® #	A2253178
Price	\$337,500
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	793
Acres	0.00
Year Built	1995
Type	Residential

Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### **Community Information**

Address	409, 10 Sierra Morena Mews Sw
Subdivision	Signal Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 3K5

### **Amenities**

Amenities	Elevator(s), Secured Parking
Parking Spaces	2
Parking	Parkade, Stall, Underground

### **Interior**

Interior Features	Breakfast Bar, Quartz Counters, Storage, Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer, Window Coverings
Heating	Baseboard, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle
# of Stories	4

### **Exterior**

Exterior Features	Balcony, Storage
Construction	Stone, Vinyl Siding, Wood Frame

### **Additional Information**

Date Listed	September 2nd, 2025
Days on Market	16
Zoning	M-C2 d186

### **Listing Details**

Listing Office	RE/MAX First
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