

7229 SIERRA MORENA Boulevard #224, Calgary T3H 3L8

MLS® #: **A2127424** Area: **Signal Hill** Listing Date: **06/07/24** List Price: **\$395,000**
 Status: **Active** County: **Calgary** Change: **-\$20k, 21-Jun** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **1995**
Lot Information
 Lot Sz Ar:
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,141**
 Low Sqft:
 Ttl Sqft: **1,141**

DOM
21
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Apartment**

Parking
 Ttl Park: **1**
 Garage Sz:

Access:
 Lot Feat:
 Park Feat: **Titled, Underground**

Utilities and Features

Roof:
 Heating: **Baseboard**
 Sewer:
 Ext Feat: **Balcony**
 Construction: **Stucco**
 Flooring: **Carpet, Linoleum**
 Water Source:
 Fnd/Bsmt:
 Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Wall/Window Air Conditioner, Washer, Window Coverings**
 Int Feat: **Ceiling Fan(s), Closet Organizers, See Remarks, Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
3pc Bathroom	Main	9`6" x 5`0"	3pc Ensuite bath	Main	8`6" x 7`5"
Bedroom	Main	15`4" x 11`2"	Dining Room	Main	12`5" x 8`1"
Kitchen	Main	9`6" x 10`4"	Laundry	Main	5`11" x 7`4"
Living Room	Main	16`3" x 15`6"	Bedroom - Primary	Main	17`3" x 11`11"
Balcony	Main	7`10" x 15`1"	Walk-In Closet	Main	7`9" x 7`5"

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$682

Fee Simple

M-C2 d124

Fee Freq:

Monthly

Legal Desc: 9611967

Remarks

Pub Rmks: **A super bright and spacious two-bedroom, two-bathroom unit in The Sierras, a super friendly 55+ building loaded with amenities. This unit has an excellent floor plan, with two large bedrooms (each with an ensuite), a very spacious living room in the middle and a super functional and bright kitchen. The kitchen has all-new LED lighting, new plastic covers in the sunshine ceiling, and a newer fridge and microwave. There's also a huge, fully enclosed sunroom looking towards the trees between the building and the visitor parking area. Note: You can access the sunroom from the 2nd bedroom or through the living room using the floor-to-ceiling "window" on the left side (it cranks open, and you just have to step over the sill). The Sierras are known for their exceptional amenities throughout the building, including an exercise room, library, and social/coffee room on the main floor, four guest suites on the second floor, a craft room and games room with pool tables and shuffleboard on the third floor, and a large owner's lounge—the President's Room—on the 4th floor. There's also a fully-equipped woodworking shop on the parkade level and a car wash. This unit has one underground parking stall and a very large storage unit right in front of the stall (#224 - when you come down to the parkade, turn left, and it's a few stalls up on the right.) There's also an abundance of visitor parking outside. Condo fees include heat and electricity. Overall, this is a comfortable, well-maintained unit and an extremely well-run, super-friendly community.**

Inclusions: NA

Property Listed By: RE/MAX Realty Professionals

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123









