



THE
A-TEAM

**RE/MAX
FIRST**

7229 SIERRA MORENA Boulevard #130, Calgary T3H 3L8

MLS®#: **A2163152**

Area: **Signal Hill**

Listing Date: **09/06/24**

List Price: **\$439,900**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **1995**

Finished Floor Area

Abv Sqft: **1,163**

Low Sqft:

Ttl Sqft: **1,163**

DOM

12

Layout

Beds: **2 (2)**

Baths: **2.0 (2 0)**

Style: **Apartment**

Lot Information

Lot Sz Ar:

Lot Shape:

Parking

Ttl Park: **1**

Garage Sz:

Access:

Lot Feat:

Park Feat:

Parkade,Titled,Underground

Utilities and Features

Roof: **Clay Tile**
Heating: **Baseboard,Natural Gas**
Sewer:
Ext Feat: **Balcony,Courtyard,Storage**

Construction: **Brick,Stucco,Wood Frame**
Flooring: **Wood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Oven,Refrigerator,Wall/Window Air Conditioner,Washer/Dryer,Window Coverings**
Int Feat: **Ceiling Fan(s),Granite Counters,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	17`6" x 15`4"
Dining Room	Main	12`10" x 8`4"
Bedroom	Main	12`11" x 11`1"
3pc Bathroom	Main	9`5" x 5`0"
Sunroom/Solarium	Main	15`0" x 7`7"

Room	Level	Dimensions
Kitchen	Main	10`5" x 9`10"
Bedroom - Primary	Main	18`1" x 11`10"
4pc Ensuite bath	Main	9`7" x 6`11"
Laundry	Main	7`2" x 5`11"
Walk-In Closet	Main	7`0" x 6`11"

Legal/Tax/Financial

Condo Fee:
\$719

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-C2 d124

Legal Desc: **9611967**

Remarks

Pub Rmks: **Welcome to the Sierras of Richmond Hill. This is a very active, community focused 55+ building that can provide many fun activities. There is a well-stocked library, fitness room, an incredible billiards room with full size tables and a shuffleboard, a full workshop, car wash, a coffee room for informal gatherings and crafts room. Guest suites are available that can be rented for visitors. The President's Room (complete with full kitchen) is available for hosting large gatherings. There is a beautiful greenspace at the back of the complex or walk to the many shops, pubs and services at Signal Hill. This main floor unit has wood floors and a fantastic layout. A spacious entry leads to an open living room, dining room and kitchen. The functional maple kitchen has granite counters, stainless appliances and an island for extra storage and meal preparation. The enclosed balcony is a lovely sanctuary. There is a good size laundry room with full size washer and dryer and air conditioning for the hot summer months. The large primary bedroom easily holds a king size bedroom set. The four piece ensuite bathroom has granite counters, a linen closet and leads to a large walk-in closet. This smart floor plan offers a roomy second bedroom and a 3-piece bath on the opposite side of the living areas and primary bedroom. You will appreciate the secure storage locker adjoining your Titled parking space - the perfect space for all your gear! This condo is a beautiful space to call home while the outstanding location offers easy access to the mountains, all amenities and all quadrants of the city! Call today to view this home!**

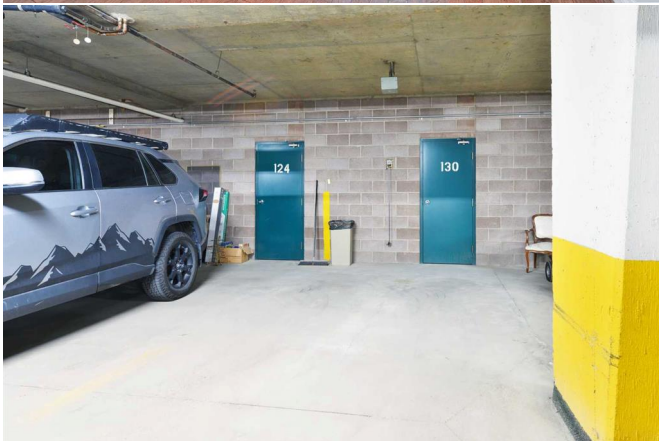
Inclusions: **N/A**
Property Listed By: **RE/MAX Complete Realty**

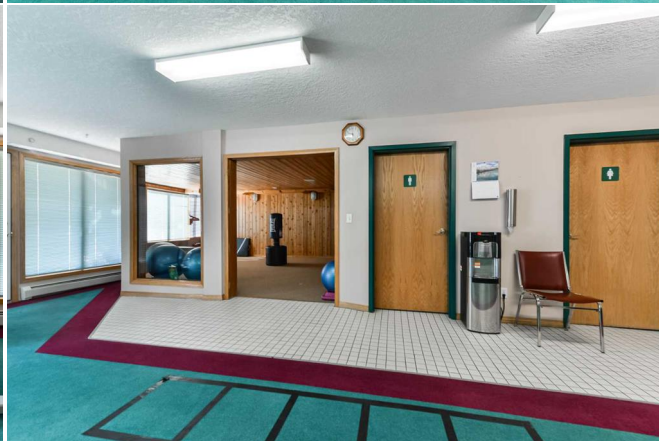
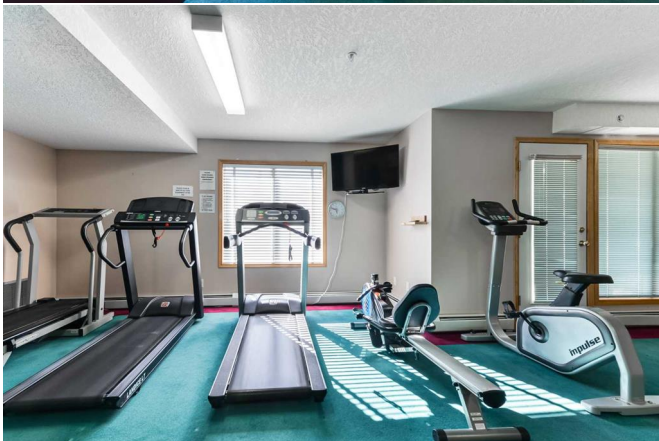
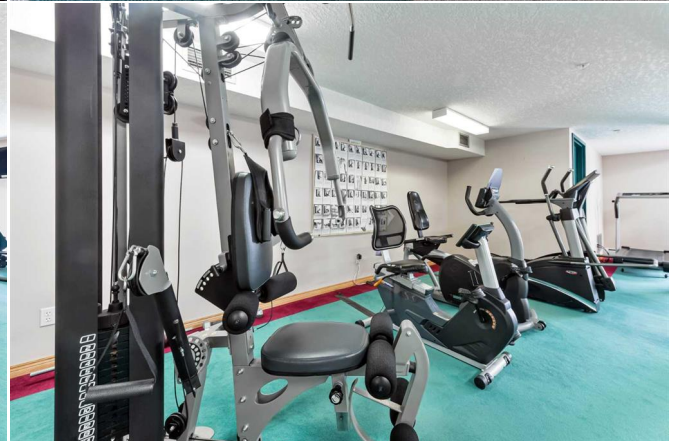
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123

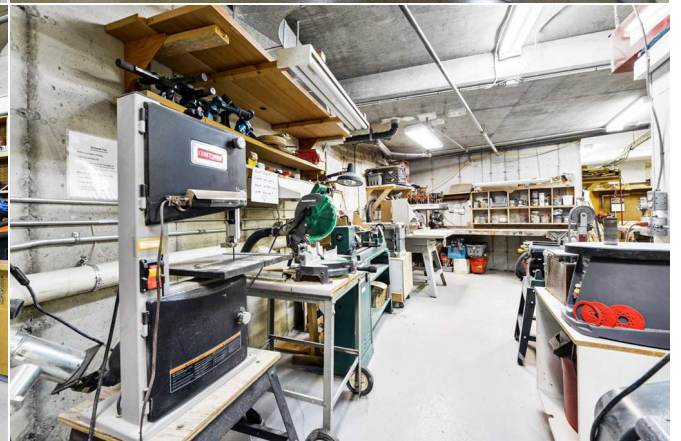
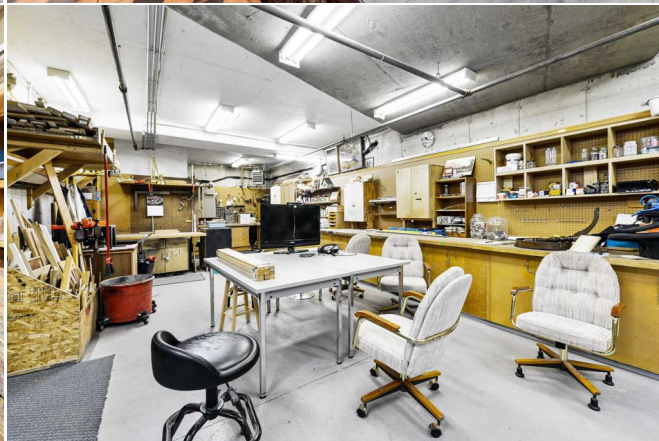
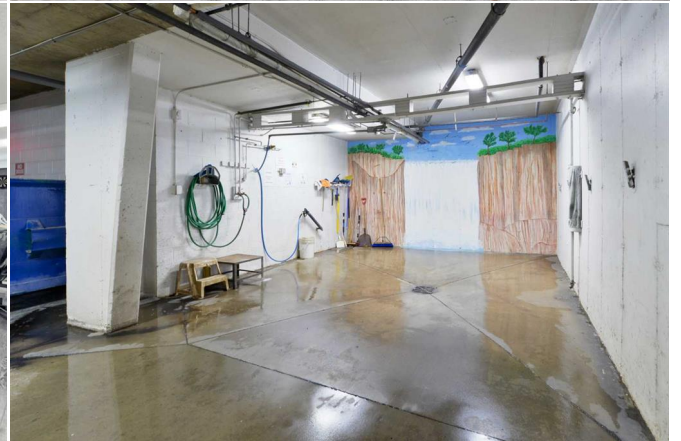












130-7229 Sierra Morena Blvd SW, Calgary, AB

Main Floor Interior Area 1183.35 sq ft
Excluded Area 112.95 sq ft



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PREPARED 2024/06/05

While regions are excluded from total floor area in GEMSE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.