



THE
A-TEAM

**RE/MAX
FIRST**

7229 SIERRA MORENA Boulevard #227, Calgary T3H 3L8

MLS®#: **A2164011**

Area: **Signal Hill**

Listing Date: **09/10/24**

List Price: **\$449,500**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **1996**

Lot Information

Lot Sz Ar:
Lot Shape:

Access:

Lot Feat:

Park Feat:

Finished Floor Area
Abv Sqft: **1,118**
Low Sqft:
Ttl Sqft: **1,118**

Titled, Underground

DOM

9

Layout

Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**
Garage Sz:

Utilities and Features

Roof:
Heating: **Baseboard, Natural Gas**
Sewer:
Ext Feat: **Balcony**

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

Kitchen Appl: **Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer, Window Coverings**
Int Feat: **Ceiling Fan(s), Closet Organizers, French Door, No Smoking Home, Open Floorplan, Storage**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Foyer	Main	5`3" x 4`11"	Living Room	Main	18`4" x 11`6"
Kitchen	Main	12`5" x 11`3"	Dining Room	Main	11`3" x 6`7"
Bedroom - Primary	Main	11`10" x 10`9"	Walk-In Closet	Main	7`5" x 7`5"
4pc Ensuite bath	Main	7`5" x 7`5"	Bedroom	Main	11`11" x 8`8"
Walk-In Closet	Main	6`4" x 4`8"	Laundry	Main	7`2" x 5`1"
3pc Bathroom	Main	7`0" x 6`4"	Balcony	Main	10`5" x 7`8"

Legal/Tax/Financial

Condo Fee:
\$615

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-C2 d124

Legal Desc: **9611967**

Remarks

Pub Rmks: **Welcome to the Sierras of Richmond Hill, Calgary's most sought after EXCLUSIVE 55+ ADULT LIVING COMMUNITY that offers some of the best adult living amenities in Calgary including a Crafts Room, Games Room, Titled Underground Parking with an attached assigned Storage Room, Workshop Room with tons of power tools, Library, Coffee Room, Car Wash, Exercise Centre, 4 Guest Suites available for rent, Horseshoe Pit, On Site Building Operator, assigned Garden Boxes and the large President's Room for gatherings - as a bonus the condo fees include ALL OF YOUR UTILITIES! This is one of the most desired units in this building with an all season sunny SOUTH FACING SUNROOM that has a VIEW OF GREENSPACE giving it one of the best locations within the complex, it has Air Conditioning and the unit has been extensively updated with new flooring (2022), new kitchen cabinets (2022), updated/added more cabinets in both bathrooms, new paint (2022) and added the sunroom. The layout does not lack space featuring a sunny and spacious living room, foyer with an adjacent in suite laundry room, dining area and the renovated kitchen with new petite shaker cabinetry. Step out to enjoy the bright sunroom that the current owners enjoy during all four seasons! The large primary bedroom hosts an updated 4 piece ensuite bathroom with an attached walk-in closet with clothing organizers. The second bedroom with french doors and another walk-in closet is conveniently located next to the 3 piece second full bathroom. The surrounding community and location of this apartment complex is spectacular and within walking distance to Signal Hill Centre/ Westhills Towne Centre with restaurants, shopping, a Cineplex movie Theatre, coffee shops, Safeway Grocery Store and more! This property is a hard to find apartment with an optimal location within the building, it has tons of updates, screams "Pride of Home Ownership" and it's move-in ready!**

Inclusions: **Air Conditioner**
Property Listed By: **Grassroots Realty Group**

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











