



THE
A-TEAM

**RE/MAX
FIRST**

7229 SIERRA MORENA Boulevard #233, Calgary T3H 3L8

MLS®#: **A2164742**

Area: **Signal Hill**

Listing Date: **09/12/24**

List Price: **\$419,900**

Status: **Active**

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: **1,100**
Low Sqft:
Ttl Sqft: **1,100**

DOM

7

Layout

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

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

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

Access:

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

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Electric Stove,Freezer,Microwave,Wall/Window Air Conditioner,Washer/Dryer Stacked,Window Coverings**
Int Feat: **Ceiling Fan(s),Closet Organizers,Jetted Tub,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Soaking Tub,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
Kitchen With Eating Area	Main	16`3" x 13`9"
Foyer	Main	11`6" x 5`3"
Sunroom/Solarium	Main	12`9" x 7`8"
3pc Ensuite bath	Main	9`9" x 6`10"
3pc Bathroom	Main	9`8" x 5`0"

Room	Level	Dimensions
Living Room	Main	15`9" x 13`11"
Laundry	Main	7`5" x 5`8"
Bedroom - Primary	Main	14`2" x 11`4"
Bedroom	Main	12`11" x 10`10"

Legal/Tax/Financial

Condo Fee:
\$645

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-C2 d124

Legal Desc: **9611967**

Remarks

Pub Rmks: **They used to dance here. They really cut up a rug, so you might want to replace this one, but boy, it sure wore well! Just goes to show that buying good quality lasts - like this original owner who cared for her home with kid glove attention. A desirable open floor plan with central living room open to kitchen and dining. What you might not have noticed from the photos are some updates like, newer bathroom sinks, updated toilets, enlarged walk-in full shower, ensuite walk-in TUB with air & water jets & heat light (a RARE unit that has this!). Enclosed patio offers recent indoor/outdoor carpet addition & one of the best VIEWS in the building - sunrise in the morning and sunsets at night with the peace & quiet of the backyard garden area, often visited by owners and wildlife alike. Good sized linen closet in primary ensuite as well as a 7x7 walk-in closet with organizers. Second bedroom also features a spacious closet with lots of room. The kitchen has a walk-in pantry, tons of storage and custom lower drawers for ease of access. If you aren't familiar with "The Sierra's" it is an adult bldg, over 55, that is full of resident activities from bike riding outings to coffee mornings & game room socials. As an owner, you can access 4 guest suites when company comes to visit (see photo), indoor carwash, wood working shop, exercise room, library, craft room and large President's Room for events! Titled parking and 1 storage locker offers more storage. Come see how you can make this condo your next home with your own finishing touches! There's no place like home.**

Inclusions: **N/A**
Property Listed By: **RE/MAX Key**

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









