



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**7229 SIERRA MORENA Boulevard #128, Calgary T3H 3L8**

MLS®#: **A2169980**

Area: **Signal Hill**

Listing Date: **10/02/24**

List Price: **\$467,900**

Status: **Active**

County: **Calgary**

Change: **-\$2k, 16-Oct**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **1,222**

Low Sqft:

Ttl Sqft: **1,222**

DOM

**80**

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**

Utilities and Features

Roof:  
Heating: **Baseboard**  
Sewer:  
Ext Feat: **Balcony**

Construction: **Brick,Stucco,Wood Frame**  
Flooring: **Laminate,Tile**  
Water Source:  
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Range,Range Hood,Refrigerator,Washer/Dryer Stacked**  
Int Feat: **Bookcases,Chandelier,Closet Organizers,French Door,Jetted Tub,Open Floorplan,Quartz Counters,Recessed Lighting,Soaking Tub,Storage,Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions
<b>3pc Bathroom</b>	<b>Main</b>	<b>5`11" x 6`2"</b>
<b>Breakfast Nook</b>	<b>Main</b>	<b>9`11" x 9`11"</b>
<b>Foyer</b>	<b>Main</b>	<b>6`4" x 3`8"</b>
<b>Laundry</b>	<b>Main</b>	<b>5`4" x 9`4"</b>
<b>Bedroom</b>	<b>Main</b>	<b>10`5" x 11`6"</b>
<b>Storage</b>	<b>Main</b>	<b>2`10" x 4`10"</b>

Room	Level	Dimensions
<b>3pc Ensuite bath</b>	<b>Main</b>	<b>7`7" x 9`2"</b>
<b>Dining Room</b>	<b>Main</b>	<b>14`3" x 9`9"</b>
<b>Kitchen</b>	<b>Main</b>	<b>10`3" x 11`11"</b>
<b>Living Room</b>	<b>Main</b>	<b>14`6" x 15`11"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>11`7" x 15`11"</b>
<b>Balcony</b>	<b>Main</b>	<b>14`3" x 9`10"</b>

Legal/Tax/Financial

Condo Fee:  
**\$719**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**M-C2**

Legal Desc: **9611967**

Remarks

Pub Rmks: **Discover exclusive 55+ living in the coveted Sierras of Richmond Hill! This stunning residence offers luxury and convenience and has been completely updated with the latest features anyone could want. The open concept floor plan is bright and sunny with a spacious living room and formal dining area that flow out to your private sunroom retreat. The sunroom can easily accommodate large patio furniture perfect for relaxing, is fully glass enclosed with blinds (installed 2023) and also includes a large storage room. The gourmet kitchen is a chef's dream with quartz counter tops, modern backsplash, top of the line stainless steel appliances (Fridge Features Ice and Water function, a rarity in this complex, and a brand new top of the line ASKO Dishwasher that was just installed), pantry, ample cupboard space that features a pop-up shelf for those heavy appliances and eat in dining area. The expansive primary bedroom is a true sanctuary boasting enough space to easily accommodate a king-sized bed and furniture as well as a cozy seating area by the window. Off of the bedroom you will find your spacious walk-in closet and spa-like 4pc. ensuite featuring an Oasis walk-in bath (installed 2020). The second bedroom with its own walk-in closet is perfect for a guest bedroom or office with built in bookcases and beautiful French doors. Guests will feel comfortable with the stylish 3pc. bathroom with glass-enclosed shower and large linen closet. This home features extra convenience with a large in suite laundry room, laundry sink, and ample space for a chest deep freezer. Your titled heated underground parking stall is conveniently located near the stairs to your unit and features an attached concrete storage room with electricity for additional storage. The underground parkade also features trollies to assist residents with groceries and a car wash! The Sierra's are known for their exceptional year-round amenities. Residents have access to the woodworking shop, craft room, exercise room, paint shop, library, games room, the Presidents' room for various organized activities or outside there are garden boxes, horseshoes and a picnic area. You will find there is always something for everyone! Also available are recently refreshed guest suites to rent for you visitors. Condo fee includes electricity, heat, water, garbage, sewer and access to all amenities. Found nestled in the vibrant community of Signal Hill, this complex is located within walking distance to Calgary's scenic park and pathways, transit services and the Signal Hills and West Hills shopping centers with restaurants, grocery stores and coffee shops. With its unbeatable location and exceptional features this home offers luxury and comfort for your new chapter at the Sierras of Signal Hill.**

Inclusions:  
Property Listed By: **All Window Coverings (AS IS Condition) and Chest Freezer is negotiable (AS IS Condition)  
RE/MAX Rocky View Real Estate**

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











