



THE
A-TEAM

**RE/MAX
FIRST**

7239 SIERRA MORENA Boulevard #111, Calgary T3H 3L7

MLS®#: **A2176212**

Area: **Signal Hill**

Listing Date: **10/29/24**

List Price: **\$445,000**

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: **1,190**

Low Sqft:

Ttl Sqft: **1,190**

Lot Information

Lot Sz Ar:

Lot Shape:

DOM

23

Layout

Beds: **2 (2)**

Baths: **2.0 (2 0)**

Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**

Garage Sz:

Access:

Lot Feat:

Park Feat:

Parkade,Stall,Underground

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Freezer,Microwave,Refrigerator,Stove(s),Washer/Dryer**
Int Feat: **Granite Counters,No Animal Home,No Smoking Home,Storage**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	8`7" x 6`3"	Walk-In Closet	Main	5`8" x 7`10"
4pc Ensuite bath	Main	9`2" x 7`9"	Bedroom - Primary	Main	16`0" x 11`7"
Bedroom	Main	10`4" x 11`5"	Walk-In Closet	Main	5`0" x 4`9"
3pc Bathroom	Main	6`1" x 6`1"	Living Room	Main	14`2" x 23`3"
Dining Room	Main	9`9" x 10`0"	Kitchen	Main	12`11" x 9`6"
Laundry	Main	5`6" x 9`4"	Sunroom/Solarium	Main	7`2" x 14`9"
Storage	Main	3`2" x 3`0"			

Legal/Tax/Financial

Condo Fee:
\$689

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-C2

Legal Desc: **9610443**

Remarks

Pub Rmks: **Welcome to this exceptionally well maintained adult living complex in the desirable community of Signal Hill. This unit is just steps from the elevator and around the corner from the library and gym. A formal entrance leads to the open concept living space where you will find a spacious living room and formal dining area. Step into your dream kitchen where you'll find beautiful granite countertops, stainless steel appliances, lots of cupboard space and upgraded lighting. The large primary bedroom easily accommodates a king size bed and features a spa-like ensuite bathroom with extra fittings for the walk-in shower and flows through to the walk-in closet. The secondary bedroom/flex-room and large storage area, with full size washer and dryer, complete this space. Step out to a beautifully enclosed porch with glass windows and screens to enjoy the outdoors from the comfort of your unit. Downstairs you will find a titled underground parking spot with a storage unit directly in front and a car wash to the right. In the parkade there is bike storage and extra carts for groceries. Included with the condo is a fully equipped gym, a library, a games room, a crafts room, a woodworking room and a big events space (President's Room). The Sierras has a transit stop out front and is walking distance to a public library, grocery stores, pharmacies and large retail complex. The Sierras community offers many events throughout the year for you to enjoy. There are guest suites available for residents who would like to entertain friends and family. You're not just buying a condo, you're becoming part of The Sierras community. Don't miss this opportunity and call for your viewing today!**

Inclusions: **N/A**
Property Listed By: **2% Realty**

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











