



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**7212 SIERRA MORENA Boulevard, Calgary T3H 3G5**

MLS®#: **A2177248**

Area: **Signal Hill**

Listing Date: **11/11/24**

List Price: **\$549,900**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Semi Detached (Half Duplex)**  
City/Town: **Calgary**  
Year Built: **1994**

Lot Information

Lot Sz Ar: **3,056 sqft**  
Lot Shape:

Access:

Lot Feat: **Back Lane,Back Yard,Front Yard,No Neighbours Behind,Landscaped**  
Park Feat: **Parking Pad**

DOM

**10**  
Layout  
Beds: **3 (3)**  
Baths: **2.0 (1 2)**  
Style: **2 Storey,Side by Side**

Parking

Ttl Park: **2**  
Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Private Yard**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Range Hood,Refrigerator,Washer**  
Int Feat: **Built-in Features,Laminate Counters,No Animal Home,No Smoking Home,Pantry**  
Utilities:

Room Information

| <u>Room</u>                 | <u>Level</u>    | <u>Dimensions</u>     | <u>Room</u>        | <u>Level</u>    | <u>Dimensions</u>    |
|-----------------------------|-----------------|-----------------------|--------------------|-----------------|----------------------|
| <b>Living Room</b>          | <b>Main</b>     | <b>15`7" x 12`5"</b>  | <b>Kitchen</b>     | <b>Main</b>     | <b>11`0" x 8`10"</b> |
| <b>Breakfast Nook</b>       | <b>Main</b>     | <b>10`4" x 9`11"</b>  | <b>Dining Room</b> | <b>Main</b>     | <b>13`6" x 9`1"</b>  |
| <b>Family Room</b>          | <b>Basement</b> | <b>16`2" x 16`2"</b>  | <b>Laundry</b>     | <b>Basement</b> | <b>6`5" x 6`0"</b>   |
| <b>Furnace/Utility Room</b> | <b>Basement</b> | <b>10`10" x 6`0"</b>  | <b>Foyer</b>       | <b>Main</b>     | <b>5`5" x 4`4"</b>   |
| <b>Bedroom - Primary</b>    | <b>Upper</b>    | <b>17`0" x 16`11"</b> | <b>Bedroom</b>     | <b>Upper</b>    | <b>10`10" x 8`3"</b> |

**Bedroom**  
**4pc Bathroom**

**Upper**  
**Upper**

**10`10" x 8`4"**  
**8`0" x 4`11"**

**2pc Ensuite bath**  
**2pc Bathroom**  
Legal/Tax/Financial

**Upper**  
**Main**

**5`0" x 4`11"**  
**5`1" x 5`0"**

Title:  
**Fee Simple**  
Legal Desc:

**9312299**

Zoning:  
**R-CG**

Remarks

Pub Rmks: **Fantastic opportunity to own a 3 bedroom, 3 bathroom with over 2,000 sq.ft of developed living space in the sought after neighborhood of Signal Hill. This home has been freshly painted throughout and the big ticket items replaced. Roof (2016), Furnace (2021), Hot water tank (2021) and stainless-steel fridge, stove and hoodfan (2022). Main floor features East facing living room with gas fireplace and built in shelves, dining room and 2-piece bathroom. Bright kitchen with lots of cabinets, pantry and broom closet that leads to a rear deck with a landscaped yard and concrete parking pad. The upper floor features a spacious primary bedroom with a 2-piece ensuite. Two additional good-sized bedrooms, linen closet and 4-piece bathroom complete this level. Partially finished basement, with large family room and laundry. Rough in plumbing for future bathroom. Walking distance to Westhills and Signal Hill Shopping Centre with amenities such as gas station, library, cinemas, banks, shopping and restaurants. Close to schools, West side Rec centre and easy access to Transit bus routes and LRT.**

Inclusions: **Dishwasher AS IS, and all blinds**  
Property Listed By: **RE/MAX Realty Professionals**

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











