



THE
A-TEAM

**RE/MAX
FIRST**

7229 SIERRA MORENA Boulevard #231, Calgary T3H 3L8

MLS®#: **A2178039**

Area: **Signal Hill**

Listing Date: **11/17/24**

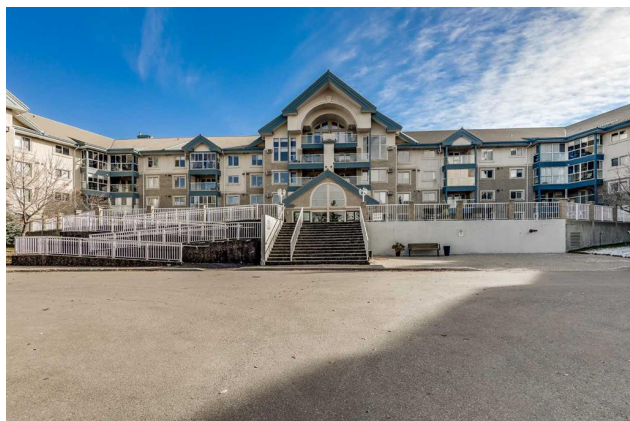
List Price: **\$449,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **1995**

Lot Information

Lot Sz Ar:
Lot Shape:

Access:

Lot Feat:

Park Feat:

Finished Floor Area
Abv Sqft: **1,228**
Low Sqft:
Ttl Sqft: **1,228**

Heated Garage, Titled, Underground

DOM

34

Layout

Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Apartment**

Parking

Ttl Park: **1**
Garage Sz:

Utilities and Features

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

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

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Freezer, Range Hood, Refrigerator, Wall/Window Air Conditioner, Washer, Window Coverings**
Int Feat: **Ceiling Fan(s), Central Vacuum, French Door, No Animal Home, No Smoking Home, Open Floorplan, Storage, Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	12`3" x 9`10"	Living Room	Main	22`8" x 14`3"
Dining Room	Main	9`7" x 9`10"	Balcony	Main	9`9" x 14`5"
Laundry	Main	5`8" x 5`2"	Bedroom - Primary	Main	15`11" x 11`6"
Bedroom	Main	11`6" x 15`10"	4pc Ensuite bath	Main	9`2" x 7`5"
3pc Bathroom	Main	6`2" x 6`2"			

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$719

Fee Simple

M-C2 d124

Fee Freq:

Monthly

Legal Desc: 9622967

Remarks

Pub Rmks: **Welcome to The Sierras, one of Calgary's best Plus 55 Adult Living Communities!! This Independent Lifestyle building in Signal Hill offers more amenities than usually seen in 55+ buildings including: Coffee Room, Library, Games Room, Gym, Event Room, Car Wash, Woodworking Room, Paint Room, Bike Storage, Outdoor Courtyard, Raised Gardens and Guest Suites available for rent. With a Titled Parking stall, a separate, oversized storage locker, and all utilities included in the condo fee, this sunny south facing unit is on the quiet side of the building and features 2 bedrooms, 2 full bathrooms and is a rare 1228.9 sq ft. With a bright open concept living, dining and kitchen, you'll be amazed at all the natural light that floods in through the large windows. The kitchen has loads of cupboards and opens up to a large dining area making hosting dinners a breeze. The large living room with beautiful, engineered hardwood floors has plenty of room for seating, is perfect for entertaining and leads to a covered balcony area. The balcony is an added bonus as it is very private, faces a quiet green space, has mountain views and an additional storage area. Off the main living area is a guest bedroom with French doors that is also perfect as a home office or small TV room plus there is a 3-piece guest bathroom close by for convenience. The principal bedroom is a nice surprise as it is larger than most and has a bright 4-piece walk through bathroom that leads to a large walk-in closet with organizers. Last but not least, is a nice sized laundry room with in-suite washer & dryer plus room for a small freezer and more storage. In addition to this beautifully maintained quiet unit is the lifestyle and community that encompasses The Sierras. The residents have created an amazing home with so many events and activities to choose from. You'll never get bored with all the activities to choose from and the wonderful new friends you'll meet along the way. Adding to this wonderful building is the fantastic location. You're a quick walk or drive to Westhills Shopping area which features restaurants, shops, hardware store, grocery, walk-in clinic, library, gas, pet store, theatre plus all the walking and biking trails in the neighbourhood. It's an amazing place to call home!**

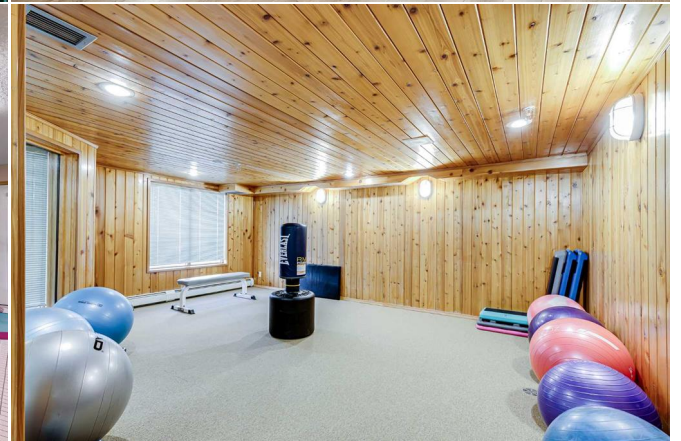
Inclusions: n/a

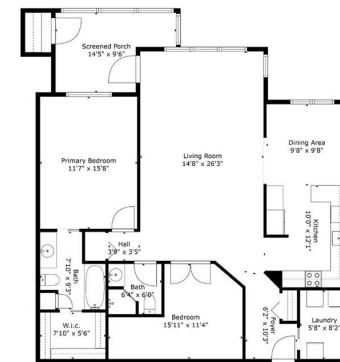
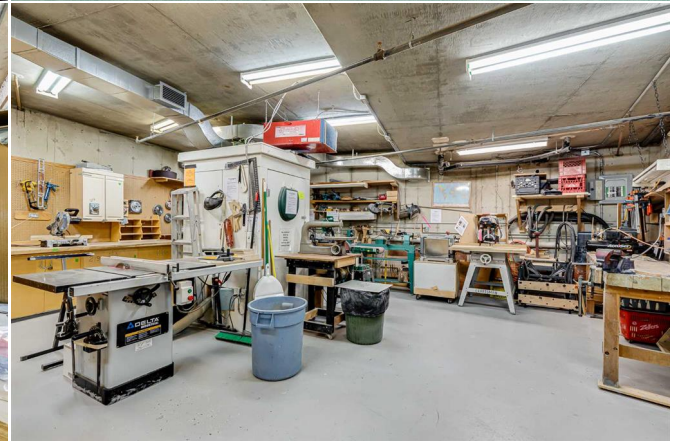
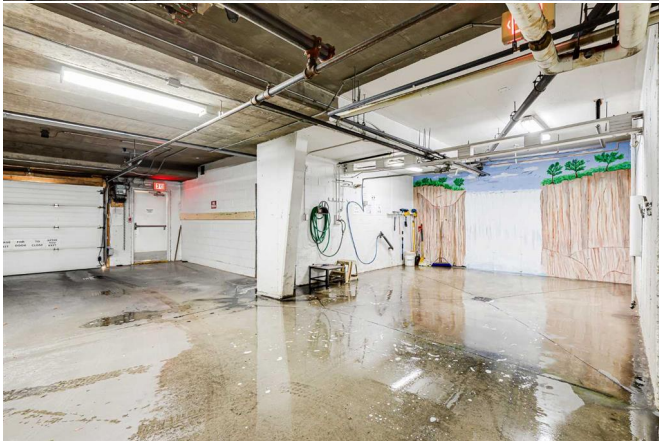
Property Listed By: Century 21 Bamber Realty LTD.

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









TOTAL: 1226 sq. ft.
 ROOMS: 11 ROOMS
 EXCLUDED AREAS: SCREENED PORCH: 110 sq. ft.
 Floor Plan Created by iHome App. Measurements Deemed Highly Accurate But Not Guaranteed.