



THE
A-TEAM

**RE/MAX
FIRST**

7229 SIERRA MORENA Boulevard #128, Calgary T3H 3L8

MLS®#: **A2187521**

Area: **Signal Hill**

Listing Date: **01/21/25**

List Price: **\$455,000**

Status: **Pending**

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: **1,222**
Low Sqft:
Ttl Sqft: **1,222**

Parkade,Stall,Titled,Underground

DOM

1

Layout

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

Parking

Ttl Park: **1**
Garage Sz:

Utilities and Features

Roof: **Concrete**
Heating: **Baseboard,Hot Water,Natural Gas**
Sewer:
Ext Feat: **Balcony**

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

Kitchen Appl: **Dishwasher,Electric Stove,Freezer,Range Hood,Refrigerator,Wall/Window Air Conditioner,Washer/Dryer Stacked,Window Coverings**
Int Feat: **Bookcases,Ceiling Fan(s),Chandelier,Closet Organizers,French Door,Jetted Tub,No Animal Home,No Smoking Home,Quartz Counters,Recessed Lighting,Soaking Tub,Storage,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions
Foyer	Main	6`4" x 3`8"
Dining Room	Main	14`3" x 9`9"
Breakfast Nook	Main	9`11" x 9`11"
Bedroom	Main	10`5" x 11`6"
3pc Bathroom	Main	5`11" x 6`2"
Balcony	Main	14`3" x 9`10"

Room	Level	Dimensions
Living Room	Main	14`6" x 15`11"
Kitchen	Main	10`3" x 11`11"
Bedroom - Primary	Main	11`7" x 15`11"
3pc Ensuite bath	Main	7`7" x 9`2"
Laundry	Main	5`4" x 9`4"
Storage	Main	2`10" x 4`10"

Legal/Tax/Financial

Condo Fee:
\$719

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-C2

Legal Desc: **9611967**

Remarks

Pub Rmks: **Your opportunity to make your next home in this highly desirable 55+ condo complex, The Sierras of Richmond Hill. The well-designed floor plan offers a dream kitchen with a spacious bright breakfast nook. A large open combination living/dining room provides lots of flexibility for space utilization. Check out the size of the primary suite with it shuttered window. There is space for a king size bed plus a cozy reading space. The 3-piece bath features a jetted walk-in tub (2020) with comfort seat and handheld shower. A generous walk-in closet with organizer completes the primary suite. There is also a second bedroom/den with a walk-in closet and attractive double French doors. The owners have used it as a den and added a built-in workstation. It also, can be used as a bedroom. A fully equipped laundry room with storage space makes this 1222 sq. ft. home complete. This unit has been well cared for and has been significantly upgraded over the past eight years. All flooring has been replaced with luxury Vinyl plank in the living, dining, and bedrooms and rectangular tile in the kitchen, bathrooms and laundry room. Ceilings were redone with knock down Spantex. Check out the gourmet kitchen with quartz counters, glass tile back splash, recessed lighting, under cabinet lighting, custom features inside the cabinets, new hardware, double undermount granite sink and high-end stainless-steel appliances. The bathrooms have also been updated to the same standard. The air conditioner was replaced in 2018, balcony blinds in 2023 and the Asko dishwasher in 2024. This is one of the most upgraded units in the complex with over \$100k in renovations. There is also a wonderful 3 season balcony off the living room with space for patio furniture and has a storage room with shelving. This raised ground floor unit has the advantage of not needing to use the elevator if you access the building from the main entrance or the side entrance located close to this unit. The titled parking stall that includes a large storage locker is close to the garage entrance and garage stairs that take you up one floor to your unit. All this is in a complex that is packed with numerous amenities including large and small party rooms, recreation room, craft room, coffee room, games room, paint room, fitness room, library, wood working shop and a car wash. There is opportunity for as much social contact as you wish to have. Conveniently located within walking distance to Westhills and Signal Hill shopping Centres with a wide array of shops, restaurants and services. Fast access to Stoney Trail allows you to head any direction quickly whether you want to go west to the mountains, East to Chinook Centre or Rockyview Hospital, or visit friends in North or South Calgary. Public transit is close by. If you are planning for a change in pace with as much or little activity as you want, it is well worth a visit as it may be just what you are looking for.**

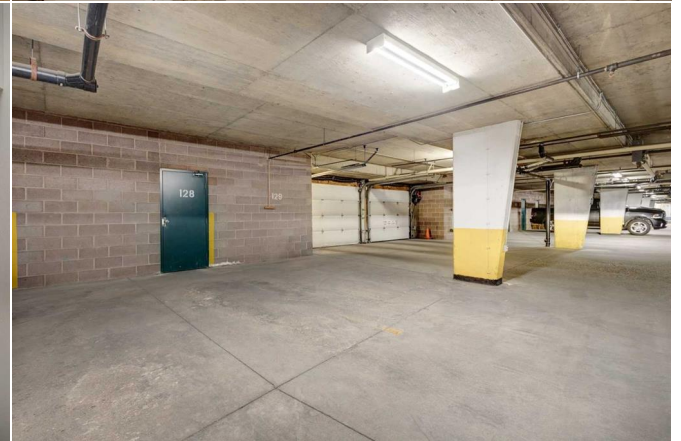
Inclusions:
Property Listed By: **Shelving in balcony storage closet and shelving in storage locker.
Royal LePage Benchmark**

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









128-7229 Sierra Morena Blvd SW, Calgary, AB

Main Floor: 1222.98 sq ft
 Excluded Area: 17.25 sq ft



0 3 6 ft

PREPARED: 2024/10/01

While regions are excluded from this floor area in GLIDE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.





