



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**7229 SIERRA MORENA Boulevard #227, Calgary T3H3L8**

MLS®#: **A2189405**

Area: **Signal Hill**

Listing Date: **01/23/25**

List Price: **\$439,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:  
Lot Shape:

Access:

Lot Feat:

Park Feat: **Parkade,Titled,Underground**

Finished Floor Area

Abv Sqft: **1,118**

Low Sqft:

Ttl Sqft: **1,118**

DOM

**9**

Layout

Beds: **2 (2 )**

Baths: **2.0 (2 0)**

Style: **Apartment**

Parking

Ttl Park: **1**

Garage Sz: **1**

Utilities and Features

Roof: **Baseboard**

Heating: **Baseboard**

Sewer: **Baseboard**

Ext Feat: **Balcony,Courtyard,Garden**

Construction:

**Mixed**

Flooring:

**Carpet,Linoleum**

Water Source:

Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Dryer,Range Hood,Refrigerator,Stove(s),Wall/Window Air Conditioner,Washer,Window Coverings**

Int Feat: **Ceiling Fan(s),French Door,Laminate Counters,No Animal Home,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	18`4" x 11`6"
Dining Room	Main	11`3" x 6`7"
Walk-In Closet	Main	7`5" x 4`9"
Foyer	Main	5`3" x 4`11"
Walk-In Closet	Main	6`4" x 4`8"
3pc Bathroom	Main	7`0" x 6`4"

Room	Level	Dimensions
Kitchen	Main	12`5" x 11`3"
Bedroom - Primary	Main	11`10" x 10`9"
4pc Ensuite bath	Main	7`5" x 7`5"
Bedroom	Main	11`11" x 8`8"
Laundry	Main	7`2" x 5`1"
Balcony	Main	10`5" x 7`8"

Legal/Tax/Financial

Condo Fee:  
**\$615**

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

Zoning:  
**m-C2**

Legal Desc: **9611967**

Remarks

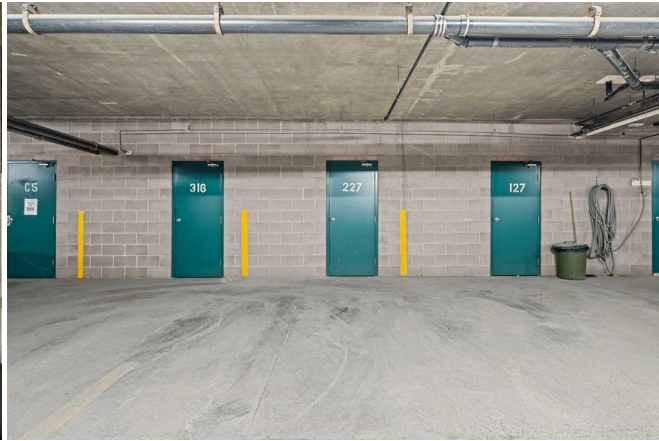
Pub Rmks: **Welcome to The Sierras of Richmond Hill - A Premier 55+ Community! This meticulously maintained 2-bedroom unit with a southwest-facing balcony offers stunning views of the green space from every window. With a bright, open layout and smart design this unit provides both comfort and practicality. You'll instantly feel welcomed from the moment you step into the large entrance. The well layed out living area flows seamlessly into the recently updated, functional kitchen with ample cabinet space which is adjoined to the large eating area that boasts the space to gather friends or family around the table. The 3-season sunroom is a private retreat, perfect for enjoying natural sunlight all year round. The primary bedroom includes a walk-through 4-piece ensuite and a walk-in closet with organizers. The second bedroom, complete with French doors and another walk-in closet, is versatile for guests, an office, or hobbies. A 3-piece bathroom and in-suite laundry room with storage complete the space. Additional features include titled underground parking and a storage locker This building is packed with amenities: An exercise room, library, coffee room, and games room, woodworking shop, guest suites for rent and a car wash. The active community hosts daily/weekly and monthly events to help you connect with neighbors. Located near Signal Hill Centre and Westhills Towne Centre, you're close to shopping, dining, medical services, entertainment and church. Schedule a showing today and see why The Sierras is a top choice for 55+ living!**

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**









**JANUARY 2025 SOCIAL ACTIVITIES**

Jan 3 FIRST FRIDAY SOCIAL HOUR: 4PM, PRESIDENTS' RM

Jan 14 MEN'S PUB: 4:00 PM, LENNOX PUB

Jan 17 B-I-N-G-O: 4 PM, PRESIDENTS' RM

Jan 18 MONTHLY COFFEE PARTY: 10:30 AM, PRESIDENTS' RM

Jan 22 LADIES' LUNCH: 11:30 AM, SWISS CHALET

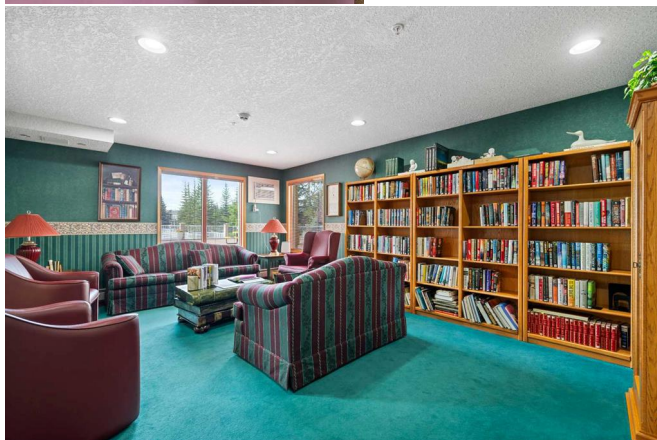
Jan 31 DIAMOND ART CRAFT: Info to follow

Hymn Sing returns Feb 2



**GAMES WE PLAY**

BINGO	3rd Fri, 4 p.m., Presidents' Room
CANASTA	Mon/Fri, 7 p.m., Games Room
CRIB	Thurs, 7 p.m., Café
DOMINOES	Wed, 7 p.m., Café
POOL	Mon-Fri, 1:30 p.m., Games Room
QUIDDLER	Sun, 7 p.m., Games Room
WHIST	Tues, 1:15 p.m., Café Wed, 7 p.m., Games Room



**FOR RESIDENTS OF S.R.H.**

**SOCIAL DAILY / WEEKLY ACTIVITIES**

Coffee/Tea Hour - Tues, 11 a.m., Café  
Coffee/Tea Hour - Daily, 3:30 p.m., Café

Group Activities:

Busy Fingers	- Thurs, 1:30 p.m., Craft Room
Exercise (DVD led)	- Tues/Thurs, 9:30 a.m., Pres' Room
Line Dancing (Beginner)	- Tues, 7 p.m., Presidents' Room
Line Dancing	- Mon, 2 p.m., Presidents' Room



**MONTHLY EVENTS**

(SEE MONTHLY CALENDAR FOR UPDATE OF DATE/TIME)

SOCIAL HOUR	1st Fri, 4 p.m., Presidents' Room
COFFEE PARTY	2nd Sat, 10:30 a.m., Presidents' Room
HYMN SING	Sun, (tba) 7 p.m., Presidents' Room
LADIES' LUNCH	3rd Wed, (tba)
LADIES' PUB	(tba)
MEN'S PUB	2nd Wed, (tba)
MOVIE (DVD)	(TBA), Presidents' Room
NEVER STOP LEARNING	(TBA), Presidents' Room
PAINT'N SIP	Last Fri, 7 p.m., Craft Room

**OTHER ACTIVITIES:**

- BIKING GROUP (Spring/Summer)
- EASY WALK GROUP (as planned)

Café - Main Floor    Games Room - 3rd Floor  
 Craft Room - 3rd Floor    Presidents' Room - 4th Floor