



THE
A-TEAM

**RE/MAX
FIRST**

7229 SIERRA MORENA Boulevard #331, Calgary T3H 3L8

MLS® #: **A2199500**

Area: **Signal Hill**

Listing Date: **03/07/25**

List Price: **\$440,000**

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:

Titled, Underground

Finished Floor Area

Abv Sqft: **1,226**
Low Sqft:
Ttl Sqft: **1,226**

DOM

29

Layout

Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Apartment-Single
Level Unit**

Parking

Ttl Park: **1**
Garage Sz: **1**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher, Dryer, Electric Oven, Microwave, Range Hood, Refrigerator, Wall/Window Air Conditioner, Washer, Window Coverings**
Int Feat: **Ceiling Fan(s), Closet Organizers, No Animal Home, No Smoking Home**
Utilities:

Room Information

Room	Level	Dimensions	Room Legal/Tax/Financial	Level	Dimensions
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Condo Fee: **\$742**
Legal Desc: **9611967**
Title: **Fee Simple**
Fee Freq: **Monthly**

Zoning: **M-C2**

Remarks

Pub Rmks: **This beautiful, large home, with a lovely open floor plan is ready for its next owner! It is freshly painted and features new carpet. The living/dining area is huge and bright, with south windows. This leads to a large balcony overlooking a lovely quiet green space and has mountain views! There is a good sized storage closet off of the balcony. The large primary bedroom can easily hold a king sized bed and dressers, there is a 4 piece ensuite and huge walk in closet. The kitchen has a brand new stove, and a newer dishwasher. There is lots of cupboard and counter space, as well as a breakfast bar. There is a second bedroom/den/office and another 3 piece bath. Enjoy the convenience of in suite laundry, and storage in the laundry room. The Sierras is a very friendly building with so much to do! There is a games room, a fitness room, a craft room, a coffee room, a large Presidents room that can be used to host big gatherings, a woodworking shop, guest suites, a library, a painting room, a car wash, communal gardening boxes, bicycle storage, the list goes on and on. The location is perfect! Quiet, yet you can walk to shopping, restaurants, and it has great access to Stoney Trail. The titled parking spot in the underground heated parkade along with a large storage unit in front of the parking spot adds to the convenience of living here! There is also tons of easy guest parking right out in front of the building. So much to offer!**

Inclusions: **Stools at counter can be included**

Property Listed By: **MaxWell Capital Realty**

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









