

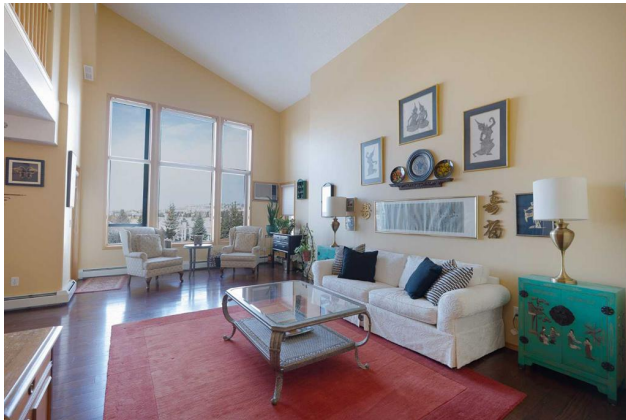


THE
A-TEAM

**RE/MAX
FIRST**

7239 SIERRA MORENA Boulevard #402, Calgary T3H 3L7

MLS® #: **A2201159** Area: **Signal Hill** Listing Date: **03/12/25** List Price: **\$578,800**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

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

Finished Floor Area
 Abv Sqft: **1,762**
 Low Sqft:
 Ttl Sqft: **1,762**

DOM

1
Layout
 Beds: **2 (2)**
 Baths: **2.5 (2 1)**
 Style: **Apartment-Penthouse**

Lot Information

Lot Sz Ar:
 Lot Shape:

Parking

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

Access:
 Lot Feat:
 Park Feat:

Heated Garage, Parkade, Titled, Underground

Utilities and Features

Roof: **Clay Tile**
 Heating: **Baseboard**
 Sewer:
 Ext Feat: **Balcony, Barbecue, Private Entrance, Storage**

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

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, See Remarks, Washer**
 Int Feat: **Closet Organizers, Kitchen Island, No Animal Home, Quartz Counters, See Remarks, Vaulted Ceiling(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
			Legal/Tax/Financial		

Condo Fee: **\$1,051**

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

Zoning: **M-C2**

Legal Desc: **9610443**

Remarks

Pub Rmks:

Discover an exceptional penthouse opportunity within the vibrant 55+ community of The Sierras of Richmond Hill. This multilevel residence, boasting 1,762 SqFt of thoughtfully designed living space, offers unparalleled comfort and convenience. Step into a bright and inviting foyer leading to a spacious kitchen, featuring ample cabinetry, generous counter space, and a large island perfect for entertaining. The adjacent formal dining room flows seamlessly into an expansive living room, characterized by soaring vaulted ceilings and access to a private balcony with additional storage. From here, enjoy breathtaking panoramic views of the majestic Rocky Mountains and the verdant rolling hills of the valley. The main level also hosts a luxurious primary suite, easily accommodating king-sized furniture, complete with a 4-piece ensuite and a substantial walk-through closet. A convenient laundry room, a powder room, and ample storage complete this level. Ascend to the upper level, where a cozy family room awaits, offering access to a second covered balcony. This level also features a generously sized second bedroom and a full 3-piece bathroom, providing ample space for guests or hobbies. Premium finishes, including quartz countertops and oversized windows that flood the home with natural light, enhance the overall appeal. Your titled underground parking stall, ideally located in the center, includes a large storage locker with electrical outlets. The underground parkade also offers a recycling center, grocery trolleys, and a resident bathroom for added convenience. Embrace the vibrant lifestyle offered by The Sierras. Indulge in a variety of amenities, including a woodworking shop, craft room, exercise room, paint shop, library, games room, and the Presidents' room, catering to diverse interests and activities. Enjoy the beautifully maintained outdoor spaces, complete with a horseshoe pit and a serene courtyard with seating. Additional amenities include a car wash in the parkade and recently refreshed guest suites available for rent. Condo fees encompass electricity, heat, water, garbage, sewer, and access to all building amenities. Nestled in the sought-after community of Signal Hill, this complex is within walking distance of Signal Hill and West Hills shopping centers, Calgary's extensive park and pathway system, and public transit. Experience the unparalleled lifestyle at The Sierras of Signal Hill. Schedule your private viewing today.

Inclusions:

N/A

Property Listed By:

Century 21 Masters

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

