

\$445,000 - 114, 7239 Sierra Morena Boulevard Sw, Calgary

MLS® #A2086483

\$445,000

2 Bedroom, 2.00 Bathroom, 1,350 sqft
Residential on 0.00 Acres

Signal Hill, Calgary, Alberta

CORNER UNIT REMODELED FROM TOP TO BOTTOM! AN IDEAL ADULT LIFESTYLE! UNDERGROUND PARKING INCLUDED! 2 BEDROOMS + 2 BATHROOMS + DEN!

Welcome to The Sierras, conveniently situated near Signal Hill shopping, boasting restaurants, a gas station, and more! This exceptional 55+ community offers a library, coffee lounge, fitness center, 4 guest suites, game room, craft room, President's Room (a spacious gathering space with a kitchenette, fireplace, balcony, and restroom facilities), woodworking area, paint room, and even a vehicle wash bay in the underground parking area. No shortage of entertainment options here! This condo unit comes with an underground parking spot in the heated parkade, complete with a **STORAGE LOCKER** at the rear. The 2-bedroom unit has been extensively updated with **BRAND NEW LUXURIOUS NEW FLOORING** throughout, fresh paint, modern lighting, pristine **QUARTZ COUNTERTOPS**, sleek cabinet hardware, **BRAND NEW STAINLESS STEEL APPLIANCES**, and a stylish backsplash - you'll be the first to enjoy these impressive renovations! The primary bedroom **WALK IN** closet, 3 **PIECE** ensuite bathroom, updated quartz countertops, a contemporary mirror, fresh paint, modern lighting, a new sink and faucet, sleek cabinet hardware, and a new toilet. The secondary bedroom is conveniently



located next to the second full bathroom, which also showcases all the same exquisite updates. The IN-SUITE LAUNDRY adds convenience and includes storage cabinets. WITH NEW LAUNDRY MACHINES. Condo fees cover electricity, heating, water, sewer, recycling, trash, maintenance for all amenities, including the parkade, exterior building maintenance and insurance, professional management services, reserve fund contributions, as well as landscaping and snow removal. BOOK A SHOWING TODAY WITH YOUR FAVOURITE REALTOR!

Built in 1995

Essential Information

MLS® #	A2086483
Price	\$445,000
Sold Price	\$445,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,350
Acres	0.00
Year Built	1995
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	114, 7239 Sierra Morena Boulevard Sw
Subdivision	Signal Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 3L7

Amenities

Amenities	Bicycle Storage, Car Wash, Clubhouse, Elevator(s), Fitness Center, Guest Suite, Recreation Room, Secured Parking, Snow Removal, Trash, Visitor Parking
Parking Spaces	1
Parking	Parkade, Titled, Underground

Interior

Interior Features	Closet Organizers, French Door, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	Hot Water, Natural Gas
Cooling	None
# of Stories	4

Exterior

Exterior Features	Uncovered Courtyard
Construction	Brick, Concrete, Wood Frame

Additional Information

Date Listed	October 11th, 2023
Date Sold	October 20th, 2023
Days on Market	9
Zoning	M-C2 d124
HOA Fees	0.00

Listing Details

Listing Office	eXp Realty
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